

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/4 Stanhope Street, Mont Albert Vic 3127

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$766,750

Property Type

Unit

Suburb

Mont Albert

Period - From

01/04/2019

to

31/03/2020

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3/16 Suffolk Rd SURREY HILLS 3127	\$785,000	12/04/2020
2	4/227 Union Rd SURREY HILLS 3127	\$725,000	21/04/2020
3	4/16 Vincent St SURREY HILLS 3127	\$723,500	01/06/2020

OR

- ~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

18/06/2020 12:14



Rooms: 5
Property Type: Unit
Agent Comments

Indicative Selling Price
\$700,000 - \$750,000
Median Unit Price
Year ending March 2020: \$766,750

Comparable Properties



3/16 Suffolk Rd SURREY HILLS 3127 (REI)

Agent Comments



Price: \$785,000
Method: Sold Before Auction
Date: 12/04/2020
Rooms: 4
Property Type: Unit



4/227 Union Rd SURREY HILLS 3127 (REI)

Agent Comments



Price: \$725,000
Method: Sold Before Auction
Date: 21/04/2020
Rooms: 4
Property Type: Unit



4/16 Vincent St SURREY HILLS 3127 (REI)

Agent Comments



Price: \$723,500
Method: Private Sale
Date: 01/06/2020
Property Type: Unit
Land Size: 169 sqm approx