Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	2/4 Stanhope Street, Mont Albert Vic 3127
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$766,750	Pro	perty Type	Unit		Suburb	Mont Albert
Period - From	01/04/2019	to	31/03/2020	5	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

Add	dress 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

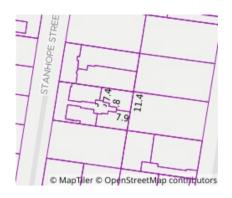
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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)

Price: \$785,000

Method: Sold Before Auction

Date: 12/04/2020 Rooms: 4

Property Type: Unit

Agent Comments



4/227 Union Rd SURREY HILLS 3127 (REI)



Price: \$725,000

Method: Sold Before Auction

Date: 21/04/2020 Rooms: 4

Property Type: Unit

Agent Comments



4/16 Vincent St SURREY HILLS 3127 (REI)

Price: \$723,500 Method: Private Sale Date: 01/06/2020 Property Type: Unit

Land Size: 169 sqm approx

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017



