

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

1b Salisbury Avenue, Mont Albert Vic 3127

Indicative selling price

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

Range between \$780,000 & \$850,000

Median sale price

Median price \$760,000 Property Type Unit Suburb Mont Albert

Period - From 19/08/2023 to 18/08/2024 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	2/27 Langford St SURREY HILLS 3127	\$855,000	17/08/2024
2	4/9 Balmoral Cr SURREY HILLS 3127	\$870,000	17/08/2024
3	3/7 Leopold Cr MONT ALBERT 3127	\$835,000	14/08/2024

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:

19/08/2024 12:20

1b Salisbury Avenue, Mont Albert Vic 3127



Ross-Hunt
real estate

Jeff Anderson

(03) 9835 1151

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Indicative Selling Price

\$780,000 - \$850,000

Median Unit Price

19/08/2023 - 18/08/2024: \$760,000



Rooms: 4

Property Type: House

Land Size: 315.033 sqm approx

Agent Comments

Comparable Properties



2/27 Langford St SURREY HILLS 3127 (REI)

Agent Comments



Price: \$855,000

Method: Auction Sale

Date: 17/08/2024

Property Type: Unit



4/9 Balmoral Cr SURREY HILLS 3127 (REI)

Agent Comments



Price: \$870,000

Method: Auction Sale

Date: 17/08/2024

Property Type: Unit

Land Size: 219 sqm approx



3/7 Leopold Cr MONT ALBERT 3127 (REI)

Agent Comments



Price: \$835,000

Method: Sold Before Auction

Date: 14/08/2024

Property Type: Unit

Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044



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