# Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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	1b Salisbury Avenue, 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	\$760,000	Pro	perty Type	Jnit	]	Suburb	Mont Albert
Period - From	19/08/2023	to	18/08/2024	So	ource	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	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 comparableproperties 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
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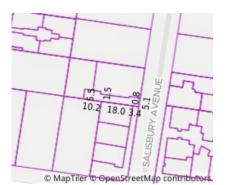
Jeff Anderson (03) 9835 1151 0411 222 744 jeffa@rosshunt.com.au

**Indicative Selling Price** \$780,000 - \$850,000 **Median Unit Price** 19/08/2023 - 18/08/2024: \$760,000

**Agent Comments** 

**Agent Comments** 

**Agent Comments** 



Rooms: 4

Property Type: House

Land Size: 315.033 sqm approx

**Agent Comments** 

# Comparable Properties



2/27 Langford St SURREY HILLS 3127 (REI)

Price: \$855,000 Method: Auction Sale Date: 17/08/2024 Property Type: Unit

4/9 Balmoral Cr SURREY HILLS 3127 (REI)



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)

**-**

Price: \$835,000

Method: Sold Before Auction

Date: 14/08/2024 Property Type: Unit

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



