

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

1/19 Gordon Street, Mont Albert Vic 3127

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$766,750

Property Type Unit

Suburb Mont Albert

Period - From 01/10/2019

to 30/09/2020

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	2/58 Broughton Rd SURREY HILLS 3127	\$985,000	28/04/2020
2	6/8-12 Weir St BALWYN 3103	\$950,000	18/06/2020
3	2/36 Faversham Rd CANTERBURY 3126	\$945,000	19/05/2020

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:

09/10/2020 17:04

1/19 Gordon Street, Mont Albert Vic 3127

Tim Penhalluriack

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Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

Year ending September 2020: \$766,750



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



2/58 Broughton Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

3 2 2

Price: \$985,000

Method: Private Sale

Date: 28/04/2020

Property Type: Unit



6/8-12 Weir St BALWYN 3103 (REI/VG)

Agent Comments

3 2 1

Price: \$950,000

Method: Private Sale

Date: 18/06/2020

Property Type: Unit



2/36 Faversham Rd CANTERBURY 3126 (VG)

Agent Comments

2 - -

Price: \$945,000

Method: Sale

Date: 19/05/2020

Property Type: Flat/Unit/Apartment (Res)

Account - Noel Jones | P: 03 9830 1644 | F: 03 9888 5997



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.