



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**1/25 Grace Street,
MONT ALBERT 3127**

Indicative selling price

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

Range \$630,000 - \$690,000

Median sale price

Median **Unit** for **MONT ALBERT** for period **Nov 2018 - Oct 2019**

Sourced from **Propertydata.com.au**.

\$718,500

Comparable property sales

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 the most comparable to the property for sale.

1/52 Windsor Crescent,
Surrey Hills 3127

Price \$756,000 Sold 19
October 2019

5/6 Arnott Street,
Mont Albert North 3129

Price \$732,000 Sold 14
September 2019

4/16 Warrigal Road,
Surrey Hills 3127

Price \$715,000 Sold 31
August 2019

This Statement of Information was prepared on 1st Nov 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Propertydata.com.au.

Unit

2 beds

1 baths

1 parking

Ross Hunt Real Estate

99-105 Union Road,
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Contact agents



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