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

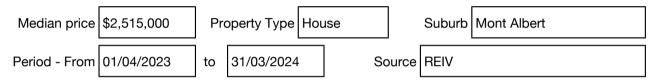
4 Serpentine Street, Mont Albert Vic 3127

Indicative selling price

For the meaning of this price	e see consumer.vic.gov.au/underqu	uoting
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Single price \$3,050,000

Median sale price



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	4 St Johns Av MONT ALBERT 3127	\$3,230,000	25/11/2023
2	16 Black St MONT ALBERT 3127	\$3,100,000	22/02/2024
3	52 Zetland Rd MONT ALBERT 3127	\$3,065,000	21/11/2023

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:

20/04/2024 15:30



4 Serpentine Street, Mont Albert Vic 3127

RT Edgar





Property Type: House Land Size: 697 sqm approx Agent Comments Annabelle Feng 8888 2000 0409 384 144 afeng@rtedgar.com.au

Indicative Selling Price \$3,050,000 Median House Price Year ending March 2024: \$2,515,000

Comparable Properties



4 St Johns Av MONT ALBERT 3127 (REI/VG)



Price: \$3,230,000 Method: Auction Sale Date: 25/11/2023 Property Type: House (Res) Land Size: 662 sqm approx

Agent Comments

Agent Comments



16 Black St MONT ALBERT 3127 (REI)

1 4 in 2 in 4

Price: \$3,100,000 Method: Private Sale Date: 22/02/2024 Property Type: House Land Size: 747 sqm approx



52 Zetland Rd MONT ALBERT 3127 (REI/VG) Agent Comments



Price: \$3,065,000 Method: Private Sale Date: 21/11/2023 Property Type: House Land Size: 815 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088





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