

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 see consumer.vic.gov.au/underquoting

Single price

\$3,050,000

Median sale price

Median price

\$2,515,000

Property Type

House

Suburb

Mont Albert

Period - From

01/04/2023

to

31/03/2024

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	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

Annabelle Feng

8888 2000

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afeng@rtedgar.com.au

Indicative Selling Price

\$3,050,000

Median House Price

Year ending March 2024: \$2,515,000



 5  3  2

Property Type: House

Land Size: 697 sqm approx

Agent Comments

Comparable Properties



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

Agent Comments

 5  3  3

Price: \$3,230,000

Method: Auction Sale

Date: 25/11/2023

Property Type: House (Res)

Land Size: 662 sqm approx



16 Black St MONT ALBERT 3127 (REI)

Agent Comments

 4  2  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

 5  3  3

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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