

# 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

332-334 Mont Albert Road, Mont Albert Vic 3127

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000

&

\$1,650,000

### Median sale price

Median price \$1,667,500

Property Type House

Suburb Mont Albert

Period - From 01/10/2019

to

31/12/2019

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.

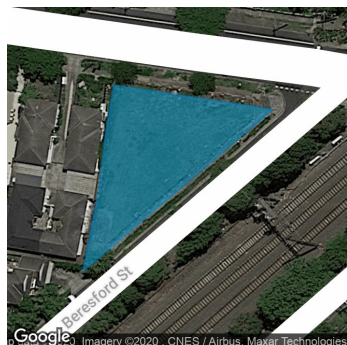
	Address of comparable property	Price	Date of sale
1	572 Whitehorse Rd SURREY HILLS 3127	\$1,730,000	02/12/2019
2	407 Mont Albert Rd MONT ALBERT 3127	\$1,610,000	14/12/2019
3	4 Edyvean St SURREY HILLS 3127	\$1,545,000	28/10/2019

**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:

12/03/2020 14:07



**Property Type:** Land (Res)  
**Land Size:** 767 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,500,000 - \$1,650,000  
**Median House Price**  
December quarter 2019: \$1,667,500

## Comparable Properties



**572 Whitehorse Rd SURREY HILLS 3127 (REI)** **Agent Comments**



**Price:** \$1,730,000  
**Method:** Sold Before Auction  
**Date:** 02/12/2019  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 815 sqm approx



**407 Mont Albert Rd MONT ALBERT 3127 (REI)** **Agent Comments**



**Price:** \$1,610,000  
**Method:** Auction Sale  
**Date:** 14/12/2019  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 780 sqm approx



**4 Edyvean St SURREY HILLS 3127 (REI)**

**Agent Comments**



**Price:** \$1,545,000  
**Method:** Private Sale  
**Date:** 28/10/2019  
**Property Type:** House  
**Land Size:** 666 sqm approx