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

32a View Street, Mont Albert Vic 3127

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,150,000		&		\$1,250,000			
Median sale pi	rice							
Median price	\$2,332,000	Pro	operty Type	Hou	ISE		Suburb	Mont Albert
Period - From	01/07/2023	to	30/06/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	74 Zetland Rd MONT ALBERT 3127	\$1,250,000	03/06/2024
2	2/33 Evelina St MONT ALBERT NORTH 3129	\$1,170,000	12/04/2024
3	2/291 Elgar Rd SURREY HILLS 3127	\$1,228,888	03/03/2024

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:

21/08/2024 11:43



McGrath





Property Type: House (Res) Agent Comments James Lewis 03 9877 1277 0418 343 091 jameslewis@mcgrath.com.au

Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price Year ending June 2024: \$2,332,000

Comparable Properties



74 Zetland Rd MONT ALBERT 3127 (REI)



Price: \$1,250,000 Method: Sold Before Auction Date: 03/06/2024 Property Type: House (Res) Land Size: 367.92 sqm approx Agent Comments



2/33 Evelina St MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments



Price: \$1,170,000 Method: Sold Before Auction Date: 12/04/2024 Property Type: Unit



2/291 Elgar Rd SURREY HILLS 3127 (REI/VG) Agent Comments



Price: \$1,228,888 Method: Auction Sale Date: 03/03/2024 Property Type: House (Res)

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613





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