

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 consumer.vic.gov.au/underquoting

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$2,332,000

Property Type House

Suburb Mont Albert

Period - From 01/07/2023

to

30/06/2024

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	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

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



3
 2
 2

Property Type: House (Res)

Agent Comments

Comparable Properties

**74 Zetland Rd MONT ALBERT 3127 (REI)**

Agent Comments

3
 2
 -

Price: \$1,250,000**Method:** Sold Before Auction**Date:** 03/06/2024**Property Type:** House (Res)**Land Size:** 367.92 sqm approx**2/33 Evelina St MONT ALBERT NORTH 3129 (REI/VG)**

Agent Comments

3
 2
 2

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

3
 2
 2

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