

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 404 Mont Albert Road, Mont Albert Vic 3127

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,200,000 & \$2,400,000

Median sale price

Median price \$2,420,000 Property Type House Suburb Mont Albert

Period - From 14/02/2024 to 13/02/2025 Source Property Data

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	15 Gordon St MONT ALBERT 3127	\$3,030,000	14/09/2024
2			
3			

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: 14/02/2025 12:58



Property Type: House (Previously Occupied - Detached)

Land Size: 1178 sqm approx

Agent Comments

Comparable Properties



15 Gordon St MONT ALBERT 3127 (REI)

Agent Comments



Price: \$3,030,000

Method: Auction Sale

Date: 14/09/2024

Property Type: House (Res)

Land Size: 1031 sqm approx

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.