Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 404 Mont Albert Road, Mont Albert Vic 3127

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,200,000		&		\$2,400,000			
Median sale p	ice							
Median price	\$2,420,000	Pro	operty Type	rty Type House			Suburb	Mont Albert
Period - From	14/02/2024	to	13/02/2025		So	urce	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 sixmonths 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	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



404 Mont Albert Road, Mont Albert Vic 3127



Romano Cellante (03) 9835 1168 0412 100 989 romanoc@rosshunt.com.au





Property Type: House (Previously Occupied - Detached) Land Size: 1178 sqm approx Agent Comments Indicative Selling Price \$2,200,000 - \$2,400,000 Median House Price 14/02/2024 - 13/02/2025: \$2,420,000

Comparable Properties



15 Gordon St MONT ALBERT 3127 (REI)

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within



Price: \$3,030,000 Method: Auction Sale Date: 14/09/2024 Property Type: House (Res) Land Size: 1031 sqm approx Agent Comments

Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044

two kilometres of the property for sale in the last six months.



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