

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

2/2 SALISBURY AVENUE MONT ALBERT VIC 3127

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$792,000

Property type

Unit

Suburb

Mont Albert

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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 6 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

4/17 GRACE STREET MONT ALBERT VIC 3127	\$725,000	13-Sep-24
1/10 LORNE PARADE MONT ALBERT VIC 3127	\$705,000	07-Sep-24
4/42 ZETLAND ROAD MONT ALBERT VIC 3127	\$728,000	08-Oct-24

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 6 months.

This Statement of Information was prepared on: 27 February 2025



**4/17 GRACE STREET MONT
ALBERT VIC 3127**

2 1 1

Sold Price **\$725,000** Sold Date **13-Sep-24**

Distance **0.93km**



**1/10 LORNE PARADE MONT
ALBERT VIC 3127**

2 1 1

Sold Price **\$705,000** Sold Date **07-Sep-24**

Distance **0.54km**



**4/42 ZETLAND ROAD MONT
ALBERT VIC 3127**

2 1 1

Sold Price **\$728,000** Sold Date **08-Oct-24**

Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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