

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

2/12A SERPENTINE STREET 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

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,545,500

Property type

House

Suburb

Mont Albert

Period-from

01 Aug 2023

to

31 Jul 2024

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

1/96 VICTORIA CRESCENT MONT ALBERT VIC 3127	\$1,160,000	22-Jun-24
417 MONT ALBERT ROAD MONT ALBERT VIC 3127	\$1,551,000	10-May-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: 26 August 2024



1/96 VICTORIA CRESCENT MONT ALBERT VIC 3127

 3  2  -

Sold Price ^{RS} **\$1,160,000** Sold Date **22-Jun-24**

Distance **0.64km**



417 MONT ALBERT ROAD MONT ALBERT VIC 3127

 3  2  2

Sold Price ^{RS} **\$1,551,000** ^{UN} Sold Date **10-May-24**

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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