

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 5 BLENHEIM AVENUE, MONT ALBERT, VIC 3127

Indicative selling price

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

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

Median sale price

Median price \$2,732,000 Property type House Suburb Mont Albert

Period - From 01 April 2021 to 31 March 2022 Source Price Finder

Comparable property sales

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.

28 TOWER ST, SURREY HILLS, VIC 3127	\$2,120,000	11/05/2022
46 RUSSELL ST, SURREY HILLS, VIC 3127	\$2,095,000	24/03/2022
37 UNION RD, SURREY HILLS, VIC 3127	\$2,050,000	05/03/2022

This Statement of Information was prepared on: 31/05/2022