

# 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 13 Gordon Street, Mont Albert, VIC 3127

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$1,900,000 & \$2,090,000

### Median sale price

Median price \$2,320,000 Property type House Suburb MONT ALBERT

Period - From 30/03/2022 to 29/03/2023 Source core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

|   | Address of comparable property               | Price       | Date of sale |
|---|----------------------------------------------|-------------|--------------|
| 1 | 33 Moselle Street Mont Albert North Vic 3129 | \$2,135,000 | 2022-11-06   |
| 2 | 6 Melrose Street Mont Albert North Vic 3129  | \$1,898,000 | 2022-12-11   |
| 3 | 10 Louise Avenue Mont Albert Vic 3127        | \$2,000,000 | 2023-02-25   |

This Statement of Information was prepared on: 30/03/2023

