Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

11 Grace Street, Mont Albert Vic 3127

Indicative selling price

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

Range between \$1,700,000	&	\$1,870,000
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Median sale price

Median price	\$2,379,000	Pro	perty Type	House		Suburb	Mont Albert
Period - From	25/09/2023	to	24/09/2024		Source	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	367 Elgar Rd MONT ALBERT 3127	\$1,790,000	31/08/2024
2	35 Everton Gr SURREY HILLS 3127	\$1,701,000	20/07/2024
3	28 Box Hill Cr MONT ALBERT NORTH 3129	\$1,710,000	04/07/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	25/09/2024 11:35



Tim Heavyside 94703390 0403020404 tim@heavyside.co

Indicative Selling Price \$1,700,000 - \$1,870,000 **Median House Price** 25/09/2023 - 24/09/2024: \$2,379,000



MapTiler © OpenStreetMap contributors

Property Type: House

Land Size: 653.458 sqm approx

Agent Comments

Comparable Properties



367 Elgar Rd MONT ALBERT 3127 (REI)

2

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Price: \$1,790,000 Method: Private Sale Date: 31/08/2024

Property Type: House (Res) Land Size: 614 sqm approx

Agent Comments

Agent Comments



35 Everton Gr SURREY HILLS 3127 (REI)

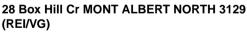
Price: \$1,701,000



Property Type: House (Res)

Method: Auction Sale Date: 20/07/2024

Land Size: 674 sqm approx



Price: \$1,710,000

Method: Sold Before Auction

Date: 04/07/2024

Property Type: House (Res) Land Size: 668 sqm approx

Agent Comments

Account - Heavyside



