## 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

10 Gordon Street, Mont Albert Vic 3127

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$2,200,000		&		\$2,400,000			
Median sale price								
Median price	\$1,700,000	Pro	Property Type		House		Suburb	Mont Albert
Period - From	01/04/2019	to	31/03/2020		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	34 Highfield Rd CANTERBURY 3126	\$2,855,000	07/06/2020
2	31 Talbot Av BALWYN 3103	\$2,740,000	12/05/2020
3	6 Durham Rd SURREY HILLS 3127	\$2,430,000	14/04/2020

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 six months.

This Statement of Information was prepared on:

23/06/2020 15:30



**Indicative Selling Price** \$2,200,000 - \$2,400,000

Year ending March 2020: \$1,700,000

**Median House Price** 





Rooms: 9 Property Type: House (Previously Occupied - Detached) Land Size: 910 sqm approx

Agent Comments

A tranquil family stunner with olden day's charm. Walk to Mont Albert Station, 109

Tram stops, Hamilton Shopping village, local schools and park lands.

# **Comparable Properties**



34 Highfield Rd CANTERBURY 3126 (REI)  ===  6	Agent Comments Better location			
Price: \$2,855,000 Method: Private Sale Date: 07/06/2020 Property Type: House Land Size: 877 sqm approx	-			
31 Talbot Av BALWYN 3103 (REI)	Agent Comments			
Price: \$2,740,000 Method: Private Sale Date: 12/05/2020 Property Type: House Land Size: 801 sqm approx	Better location			
 6 Durham Rd SURREY HILLS 3127 (REI/VG)	Agent Comments			
	Slightly better location			
Price: \$2,430,000 Method: Private Sale Date: 14/04/2020	-			



Date: 14/04/2020 Property Type: House Land Size: 862 sqm approx

#### Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.