

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 between

\$2,200,000

&

\$2,400,000

Median sale price

Median price

\$1,700,000

Property Type

House

Suburb

Mont Albert

Period - From

01/04/2019

to

31/03/2020

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	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



 4  2  2

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.

Indicative Selling Price

\$2,200,000 - \$2,400,000

Median House Price

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

Comparable Properties



34 Highfield Rd CANTERBURY 3126 (REI)

 6  3  3

Price: \$2,855,000

Method: Private Sale

Date: 07/06/2020

Property Type: House

Land Size: 877 sqm approx

Agent Comments

Better location



31 Talbot Av BALWYN 3103 (REI)

 5  3  2

Price: \$2,740,000

Method: Private Sale

Date: 12/05/2020

Property Type: House

Land Size: 801 sqm approx

Agent Comments

Better location



6 Durham Rd SURREY HILLS 3127 (REI/VG)

 4  2  2

Price: \$2,430,000

Method: Private Sale

Date: 14/04/2020

Property Type: House

Land Size: 862 sqm approx

Agent Comments

Slightly better location