



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**3/14 Lorne Pde,  
MONT ALBERT 3127**

### Indicative selling price

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

**Range \$675,000 - \$725,000**

### Median sale price

Median **Unit** for **Mont Albert** for period **Apr 2018 - Jun 2018**

Sourced from **PDOL**.

**\$746,500**

### 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 the most comparable to the property for sale.

**3/8 Leopold Cres,**  
Mont Albert 3127

**Price \$765,000** Sold 24 July  
2018

**1/90 Middlesex Rd,**  
Surrey Hills 3127

**Price \$757,000** Sold 23 June  
2018

**3/400 Mont Albert Rd,**  
Mont Albert 3127

**Price \$745,000** Sold 13  
October 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from PDOL.

Unit

  
2 beds

  
1 baths

  
1 parking

### Ross Hunt Real Estate

99-105 Union Road,  
Surrey Hills VIC 3127

### Contact agents



**Stratos Kouvrakis**

9835 1155  
040 766 7748  
[stratosk@rosshunt.com.au](mailto:stratosk@rosshunt.com.au)



**Jeff Anderson**

9835 1138  
0411 222 744  
[jeffa@rosshunt.com.au](mailto:jeffa@rosshunt.com.au)



Ross-Hunt  
Real Estate