

## 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 ST JOHNS AVENUE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,480,000

&

\$2,728,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,434,000

Property type

House

Suburb

Mont Albert

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

### 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 6 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 VERDUN STREET SURREY HILLS VIC 3127	\$2,685,000	06-Apr-24
18 ROSS STREET SURREY HILLS VIC 3127	\$2,670,000	20-Mar-24
2 SUFFOLK ROAD SURREY HILLS VIC 3127	\$2,505,000	14-Feb-24

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 6 months.~~

This Statement of Information was prepared on: 09 May 2024