

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

12 Gordon Street, Mont Albert Vic 3127

Indicative selling price

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

Range between \$2,600,000 & \$2,860,000

Median sale price

Median price \$2,515,000 Property Type House Suburb Mont Albert

Period - From 01/04/2023 to 31/03/2024 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	Price	Date of sale
1	82 Croydon Rd SURREY HILLS 3127	\$2,840,000	17/02/2024
2	1 Verdun St SURREY HILLS 3127	\$2,685,000	06/04/2024
3			

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: 23/04/2024 10:47



 4  2  2

Property Type: House
Land Size: 964 sqm approx
Agent Comments

Indicative Selling Price
\$2,600,000 - \$2,860,000
Median House Price
Year ending March 2024: \$2,515,000

Comparable Properties



82 Croydon Rd SURREY HILLS 3127 (REI)

Agent Comments

 3  2  2

Price: \$2,840,000
Method: Auction Sale
Date: 17/02/2024
Property Type: House (Res)
Land Size: 889 sqm approx



1 Verdun St SURREY HILLS 3127 (REI)

Agent Comments

 5  2  2

Price: \$2,685,000
Method: Private Sale
Date: 06/04/2024
Property Type: House

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.

Account - Marshall White | P: 03 9822 9999