

# 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

13 Serpentine Street, 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)

Range between

\$1,775,000

&

\$1,950,000

### Median sale price

Median price

\$2,625,000

Property Type

House

Suburb

Mont Albert

Period - From

01/04/2023

to

30/06/2023

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	8 Boronia St SURREY HILLS 3127	\$1,932,500	22/07/2023
2	67 Park Rd SURREY HILLS 3127	\$1,888,000	17/05/2023
3	34 Olympiad Cr BOX HILL NORTH 3129	\$1,815,000	17/06/2023

**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:

02/08/2023 16:33