

# 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

14 Salisbury 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)

Range between \$3,900,000 & \$4,200,000

### 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	57 Middlesex Rd SURREY HILLS 3127	\$4,900,000	20/08/2023
2	12 Victoria Cr MONT ALBERT 3127	\$4,560,000	20/05/2023
3	94 Guildford Rd SURREY HILLS 3127	\$3,820,000	18/06/2023

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:

03/10/2023 10:17

14 Salisbury Avenue, Mont Albert Vic 3127



 4  3 

**Rooms:** 8  
**Property Type:** House  
**Land Size:** 936 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$3,900,000 - \$4,200,000  
**Median House Price**  
June quarter 2023: \$2,625,000

## Comparable Properties



57 Middlesex Rd SURREY HILLS 3127 (REI) **Agent Comments**

 5  3  2

**Price:** \$4,900,000  
**Method:** Private Sale  
**Date:** 20/08/2023  
**Property Type:** House  
**Land Size:** 848 sqm approx



12 Victoria Cr MONT ALBERT 3127 (REI) **Agent Comments**

 5  4  2

**Price:** \$4,560,000  
**Method:** Auction Sale  
**Date:** 20/05/2023  
**Property Type:** House (Res)  
**Land Size:** 1813 sqm approx



94 Guildford Rd SURREY HILLS 3127 (REI) **Agent Comments**

 5  3  2

**Price:** \$3,820,000  
**Method:** Sold After Auction  
**Date:** 18/06/2023  
**Property Type:** House  
**Land Size:** 734 sqm approx

**Account - Kay & Burton** | P: 03 8862 8000 | F: 03 8862 8088



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