

# 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 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)

Range between \$4,200,000 & \$4,600,000

### Median sale price

Median price \$2,520,000 Property type House Suburb Mont Albert

Period - From 01/01/2024 to 31/03/2024 Source REIV

### 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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
7A SURREY AVE, SURREY HILLS	\$4,060,000	04/05/2024
3 OAK ST, SURREY HILLS	\$4,000,000	02/03/2024
46A WANDSWORTH RD, SURREY HILLS	\$4,000,000	06/02/2024

This Statement of Information was prepared on: 7 May 2024