

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

18 Salisbury Avenue, Mont Albert Vic 3127

Indicative selling price

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

Range between \$2,800,000 & \$3,000,000

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 | 6 Louise Av MONT ALBERT 3127 | \$3,115,000 | 04/03/2023 |
| 2 | 43 Weybridge St SURREY HILLS 3127 | \$2,900,000 | 27/05/2023 |
| 3 | 20 Relowe Cr BALWYN 3103 | \$2,829,000 | 06/05/2023 |

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:

22/08/2023 17:02



Property Type: House

Agent Comments

Indicative Selling Price
\$2,800,000 - \$3,000,000
Median House Price
June quarter 2023: \$2,625,000

Comparable Properties



6 Louise Av MONT ALBERT 3127 (REI/VG)

Agent Comments



Price: \$3,115,000
Method: Auction Sale
Date: 04/03/2023
Property Type: House (Res)
Land Size: 801 sqm approx



43 Weybridge St SURREY HILLS 3127 (REI)

Agent Comments



Price: \$2,900,000
Method: Auction Sale
Date: 27/05/2023
Property Type: House (Res)
Land Size: 895 sqm approx



20 Relowe Cr BALWYN 3103 (REI/VG)

Agent Comments



Price: \$2,829,000
Method: Auction Sale
Date: 06/05/2023
Property Type: House (Res)
Land Size: 1235 sqm approx

Account - Marshall White | P: 03 9822 9999