

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 St James Avenue, Mont Albert Vic 3127

Indicative selling price

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

Range between \$1,750,000 & \$1,900,000

Median sale price

Median price \$2,332,000 Property Type House Suburb Mont Albert

Period - From 29/04/2023 to 28/04/2024 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 | 97 Broughton Rd SURREY HILLS 3127 | \$1,780,000 | 23/03/2024 |
| 2 | 50 Park Rd SURREY HILLS 3127 | \$1,600,000 | 09/03/2024 |
| 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:

29/04/2024 12:43



woodards 

18 St James Avenue, Mont Albert

Additional information

Council Rates: \$TBC pa (Refer S32)
Water Rates: \$187pq plus usage approx. (Refer S32)
Neighbourhood Residential Zone-Schedule 3
Significant Landscape Overlay Schedule 9
5 bedrooms
Updated kitchen
Updated bathrooms
Large open plan living
Formal living
Open study
Large patio
Great natural light
Air conditioning
Gas ducted heating
Carport

Rental Estimate

\$1,000 pwk based on current market conditions

Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected.

Terms: 10% deposit, balance 30/60 days or any other such terms that have been agreed to in writing by the vendor prior to auction

Close proximity to

Schools

Surrey Hills Primary- Janet St, Blackburn (830m)
Mont Albert Primary School (1.28km)
Koonung Secondary College (2.33km)
Box Hill High School (2.47km)

Shops

Hamilton St shopping strip (500m)
Box Hill Central- Whitehorse Rd, Box Hill (1.3km)
Burwood Brickworks (4.7km)
Blackburn Square- Springfield Rd, Blackburn (5.1km)
Westfield- Doncaster Rd, Doncaster (5.1km)

Parks

Windsor Park Playground- (400m)
Surrey Park Lake (900m)
Lorne Parade Reserve (900m)

Transport

Union Train Station (900m)
Box Hill Train Station (1.4km)
Bus 766 Box Hill to Burwood
Bus 767 Southland to Box Hill



Luke Banitsiotis
0402 261 116



Jessica Hellmann
0411 034 939

Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

Blackburn 100 South Parade 9894 1000

woodards.com.au