

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

19 Proudfoot Street, Mont Albert Vic 3127

Indicative selling price

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

Range between

\$2,100,000

&

\$2,200,000

Median sale price

Median price

\$2,310,000

Property Type

House

Suburb

Mont Albert

Period - From

01/10/2022

to

30/09/2023

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	4 Suffolk Rd SURREY HILLS 3127	\$2,250,000	23/06/2023
2	14 James St SURREY HILLS 3127	\$2,162,500	09/09/2023
3	8 Boronia St SURREY HILLS 3127	\$1,935,500	22/07/2023

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:

14/11/2023 10:58



 3  1  2

Property Type: House
Land Size: 741 sqm approx
Agent Comments

Indicative Selling Price
\$2,100,000 - \$2,200,000
Median House Price
Year ending September 2023: \$2,310,000

Comparable Properties



4 Suffolk Rd SURREY HILLS 3127 (REI)

Agent Comments

 3  1  3

Price: \$2,250,000
Method: Private Sale
Date: 23/06/2023
Property Type: House
Land Size: 997 sqm approx

14 James St SURREY HILLS 3127 (REI)

Agent Comments

 3  1  2

Price: \$2,162,500
Method: Auction Sale
Date: 09/09/2023
Property Type: House (Res)
Land Size: 623 sqm approx



8 Boronia St SURREY HILLS 3127 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,935,500
Method: Auction Sale
Date: 22/07/2023
Property Type: House (Res)
Land Size: 777 sqm approx