

# 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

28 Churchill Street, 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 \$1,500,000 & \$1,650,000

### Median sale price

Median price \$2,515,000 Property Type House Suburb Mont Albert

Period - From 01/04/2023 to 31/03/2024 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	3a High St MONT ALBERT 3127	\$1,800,000	23/03/2024
2	6 Kerry Pde MONT ALBERT NORTH 3129	\$1,660,000	20/12/2023
3	12 Beatty St MONT ALBERT 3127	\$1,650,560	29/03/2024

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:

06/05/2024 17:08



4 4 9

**Property Type:** House

**Land Size:** 785 sqm approx.

Agent Comments

## Comparable Properties



**3a High St MONT ALBERT 3127 (REI)**

Agent Comments

2 1 1

**Price:** \$1,800,000

**Method:** Private Sale

**Date:** 23/03/2024

**Property Type:** House

**Land Size:** 780 sqm approx



**6 Kerry Pde MONT ALBERT NORTH 3129 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$1,660,000

**Method:** Private Sale

**Date:** 20/12/2023

**Property Type:** House

**Land Size:** 725 sqm approx



**12 Beatty St MONT ALBERT 3127 (REI)**

Agent Comments

3 1 2

**Price:** \$1,650,560

**Method:** Private Sale

**Date:** 29/03/2024

**Property Type:** House (Res)

**Land Size:** 790 sqm approx