

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

2b Wellesley Street, Mont Albert Vic 3127

Indicative selling price

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

Range between \$3,400,000 & \$3,600,000

Median sale price

Median price \$2,080,000 Property Type House Suburb Mont Albert

Period - From 01/07/2023 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.

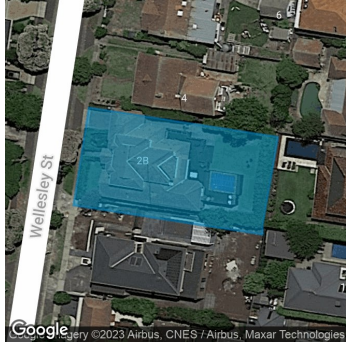
	Address of comparable property	Price	Date of sale
1	23 Westminster St BALWYN 3103	\$3,700,000	08/06/2023
2	2 Russell St SURREY HILLS 3127	\$3,555,000	09/09/2023
3	10 Suffolk Rd SURREY HILLS 3127	\$3,490,000	05/10/2023

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:

21/11/2023 18:10



 5
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Property Type: House
Land Size: 957 sqm approx
 Agent Comments

Indicative Selling Price
 \$3,400,000 - \$3,600,000
Median House Price
 September quarter 2023: \$2,080,000

Comparable Properties



23 Westminster St BALWYN 3103 (REI/VG)

Agent Comments

 5
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  2

Price: \$3,700,000
Method: Auction Sale
Date: 08/06/2023
Property Type: House
Land Size: 682 sqm approx



2 Russell St SURREY HILLS 3127 (REI/VG)

Agent Comments

 5
  2
  2

Price: \$3,555,000
Method: Auction Sale
Date: 09/09/2023
Property Type: House (Res)
Land Size: 902 sqm approx



10 Suffolk Rd SURREY HILLS 3127 (REI)

Agent Comments

 5
  3
  2

Price: \$3,490,000
Method: Auction Sale
Date: 05/10/2023
Property Type: House (Res)
Land Size: 995 sqm approx

Account - Marshall White | P: 03 9822 9999