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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$3,400,000		&		\$3,600,000			
Median sale p	rice							
Median price	\$2,080,000	Pro	operty Type	Hou	ISE		Suburb	Mont Albert
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Ad	dress 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

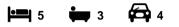
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

21/11/2023 18:10







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)

2 Russell St SURREY HILLS 3127 (REI/VG)

2

2



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

Agent Comments

Agent Comments



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

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10 Suffolk Rd SURREY HILLS 3127 (REI)



Agent Comments

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



Propertydata

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