

# 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

3/9 Louise Avenue, 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 \$800,000 & \$880,000

### Median sale price

Median price \$810,000 Property Type Unit 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	2/13 Benwerrin Rd SURREY HILLS 3127	\$906,000	03/06/2023
2	5/38-40 Shepherd St SURREY HILLS 3127	\$840,000	04/09/2023
3	5/293-295 Mont Albert Rd SURREY HILLS 3127	\$815,000	07/10/2023

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:

17/10/2023 12:29



2   1   1

**Rooms:** 4  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$800,000 - \$880,000  
**Median Unit Price**  
September quarter 2023: \$810,000

## Comparable Properties



**2/13 Benwerrin Rd SURREY HILLS 3127**  
(REI/VG)

**Agent Comments**

2   1   1

**Price:** \$906,000  
**Method:** Auction Sale  
**Date:** 03/06/2023  
**Property Type:** Unit



**5/38-40 Shepherd St SURREY HILLS 3127**  
(REI)

**Agent Comments**

2   1   1

**Price:** \$840,000  
**Method:** Private Sale  
**Date:** 04/09/2023  
**Property Type:** Unit



**5/293-295 Mont Albert Rd SURREY HILLS 3127** **Agent Comments**  
(REI)

2   1   1

**Price:** \$815,000  
**Method:** Auction Sale  
**Date:** 07/10/2023  
**Property Type:** Unit