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

390 Mont Albert Road, Mont Albert Vic 3127

Indicative selling price

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

Range between $2,800,000 & $3,080,000

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	6 Blenheim Av MONT ALBERT 3127	$2,950,000	07/09/2023
2	18 Salisbury Av MONT ALBERT 3127	$2,850,000	20/09/2023
3	7a Norris St SURREY HILLS 3127	$2,807,000	21/08/2023

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: 23/10/2023 15:35

CONSUMER AFFAIRS VICTORIA

390 Mont Albert Road, Mont Albert Vic 3127

🛏 4   🛁 4   🚗 2

Rooms: 8
Property Type: House (Res)

Agent Comments

Indicative Selling Price
$2,800,000 - $3,080,000
Median House Price
Year ending September 2023: $2,310,000

Comparable Properties

6 Blenheim Av MONT ALBERT 3127 (REI)

🛏 5   🛁 2   🚗 2

Price: $2,950,000
Method: Sold Before Auction
Date: 07/09/2023
Property Type: House (Res)
Land Size: 634 sqm approx

Agent Comments

18 Salisbury Av MONT ALBERT 3127 (REI)

🛏 5   🛁 4   🚗 3

Price: $2,850,000
Method: Private Sale
Date: 20/09/2023
Property Type: House
Land Size: 947 sqm approx

Agent Comments

7a Norris St SURREY HILLS 3127 (REI/VG)

🛏 4   🛁 2   🚗 2

Price: $2,807,000
Method: Private Sale
Date: 21/08/2023
Property Type: House (Res)
Land Size: 562 sqm approx

Agent Comments

Account - Jellis Craig | P: 98305966