### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address Including suburb and postcode	

#### Indicative selling price

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

Range between	\$750,000	&	\$795,000

#### Median sale price

Median price	\$721,000	Pro	perty Type U	nit		Suburb	Mont Albert
Period - From	01/01/2024	to	31/03/2024	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	4/227 Union Rd SURREY HILLS 3127	\$807,000	04/05/2024
2	4/39 Victoria Cr MONT ALBERT 3127	\$791,000	23/03/2024
3	2/322 Mont Albert Rd MONT ALBERT 3127	\$760,000	17/02/2024

#### OR

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

This Statement of Information was prepared on:	22/05/2024 15:18
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Rooms: 4

Property Type: Unit Land Size: 162 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$750,000 - \$795,000 **Median Unit Price** March quarter 2024: \$721,000

# Comparable Properties



4/227 Union Rd SURREY HILLS 3127 (REI)





**Agent Comments** 

Price: \$807,000 Method: Auction Sale Date: 04/05/2024 Property Type: Unit



4/39 Victoria Cr MONT ALBERT 3127 (REI)

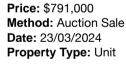
**-** 2







Agent Comments





2/322 Mont Albert Rd MONT ALBERT 3127 (REI/VG)







Price: \$760.000 Method: Auction Sale Date: 17/02/2024 Property Type: Unit

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408



