

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

4/11 Hotham Street, Mont Albert Vic 3127

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 Property Type Unit Suburb Mont Albert

Period - From 01/01/2024 to 31/03/2024 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	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 comparable properties 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](#)

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



4/39 Victoria Cr MONT ALBERT 3127 (REI)

[Agent Comments](#)

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Price: \$791,000
Method: Auction Sale
Date: 23/03/2024
Property Type: Unit



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

[Agent Comments](#)

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Price: \$760,000
Method: Auction Sale
Date: 17/02/2024
Property Type: Unit