

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 6/397 Mont Albert Road, Mont Albert Vic 3127

Indicative selling price

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

Range between \$730,000 & \$800,000

Median sale price

Median price \$715,660 Property Type Unit Suburb Mont Albert

Period - From 22/09/2022 to 21/09/2023 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	1/14 Essex Rd SURREY HILLS 3127	\$810,000	01/05/2023
2	1/319 Elgar Rd SURREY HILLS 3127	\$770,000	28/06/2023
3	4/12 Essex Rd SURREY HILLS 3127	\$750,000	08/09/2023

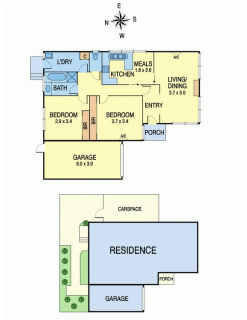
OR

~~**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: 22/09/2023 16:57

6/397 Mont Albert Road, Mont Albert Vic 3127

Tim Heavyside
94703390
0403020404
tim@heavyside.co



Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price
\$730,000 - \$800,000
Median Unit Price
22/09/2022 - 21/09/2023: \$715,660

Comparable Properties



1/14 Essex Rd SURREY HILLS 3127 (REI/VG) Agent Comments



Price: \$810,000
Method: Private Sale
Date: 01/05/2023
Property Type: Unit



1/319 Elgar Rd SURREY HILLS 3127 (REI/VG) Agent Comments



Price: \$770,000
Method: Private Sale
Date: 28/06/2023
Property Type: Unit



4/12 Essex Rd SURREY HILLS 3127 (REI) Agent Comments



Price: \$750,000
Method: Private Sale
Date: 08/09/2023
Property Type: Unit
Land Size: 180 sqm approx

Account - Heavyside



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