

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 Wellesley Street, Mont Albert Vic 3127

Indicative selling price

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

Range between \$1,700,000 & \$1,850,000

Median sale price

Median price \$2,375,000 Property Type House Suburb Mont Albert

Period - From 01/07/2022 to 30/06/2023 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 | 12 Allison Rd MONT ALBERT NORTH 3129 | \$1,755,000 | 08/07/2023 |
| 2 | 12 Halifax St MONT ALBERT NORTH 3129 | \$1,755,000 | 27/05/2023 |
| 3 | | | |

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: 17/07/2023 10:40

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Indicative Selling Price

\$1,700,000 - \$1,850,000

Median House Price

Year ending June 2023: \$2,375,000



4 2 1

Property Type: House

Land Size: 678 sqm approx

Agent Comments

Comparable Properties



12 Allison Rd MONT ALBERT NORTH 3129 (REI)

Agent Comments

3 1 1

Price: \$1,755,000

Method: Auction Sale

Date: 08/07/2023

Property Type: House (Res)

Land Size: 670 sqm approx



12 Halifax St MONT ALBERT NORTH 3129 (REI)

Agent Comments

3 2 2

Price: \$1,755,000

Method: Auction Sale

Date: 27/05/2023

Property Type: House (Res)

Land Size: 681 sqm approx

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.

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