Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8 Wellesley Street, Mont Albert Vic 3127

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$2,000,000		&		\$2,200,000			
Median sale p	rice							
Median price	\$2,580,000	Pro	operty Type	Hous	se		Suburb	Mont Albert
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	21 Kennealy St SURREY HILLS 3127	\$2,220,000	09/12/2023
2	38 Bentley St SURREY HILLS 3127	\$2,175,000	11/11/2023
3	19 Proudfoot St MONT ALBERT 3127	\$2,116,000	09/12/2023

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:

29/01/2024 11:35

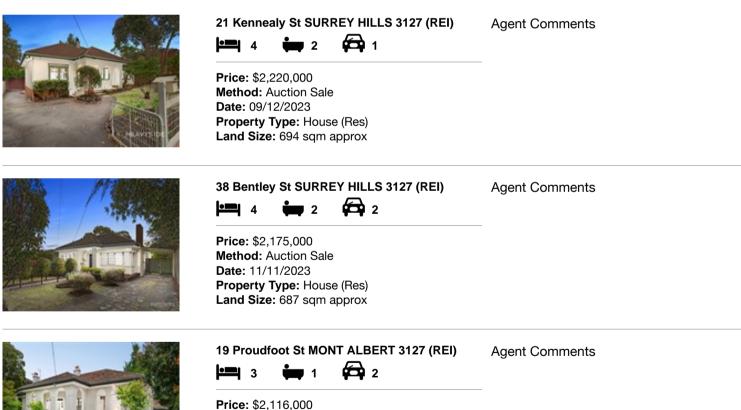






Property Type: House **Land Size:** 677 sqm approx Agent Comments Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price Year ending December 2023: \$2,580,000

Comparable Properties



Method: Auction Sale Date: 09/12/2023 Property Type: House (Res) Land Size: 747 sqm approx

Account - Marshall White | P: 03 9822 9999



propertydata

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