

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

8 Wellesley Street, Mont Albert Vic 3127

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$2,580,000 Property Type House Suburb Mont Albert

Period - From 01/01/2023 to 31/12/2023 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	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



21 Kennealy St SURREY HILLS 3127 (REI)

[Agent Comments](#)



Price: \$2,220,000
Method: Auction Sale
Date: 09/12/2023
Property Type: House (Res)
Land Size: 694 sqm approx



38 Bentley St SURREY HILLS 3127 (REI)

[Agent Comments](#)



Price: \$2,175,000
Method: Auction Sale
Date: 11/11/2023
Property Type: House (Res)
Land Size: 687 sqm approx



19 Proudfoot St MONT ALBERT 3127 (REI)

[Agent Comments](#)



Price: \$2,116,000
Method: Auction Sale
Date: 09/12/2023
Property Type: House (Res)
Land Size: 747 sqm approx