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

9/293 Mont Albert Road, Surrey Hills Vic 3127

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$1,000,000		&		\$1,100,000			
Median sale p	rice							
Median price	\$1,100,000	Pro	operty Type	Unit			Suburb	Surrey Hills
Period - From	01/01/2024	to	31/03/2024		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.

Ado	dress of comparable property	Price	Date of sale
1	1/12 St James Av MONT ALBERT 3127	\$1,150,000	22/02/2024
2	3/3 Union Rd SURREY HILLS 3127	\$1,080,000	02/11/2023
3	1/284 Mont Albert Rd SURREY HILLS 3127	\$1,000,000	21/12/2023

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:

22/04/2024 16:30



9/293 Mont Albert Road, Surrey Hills Vic 3127





Rooms: 4 Property Type: Unit Land Size: 255 sqm approx Agent Comments David Fileccia 0402 026 748 DavidFileccia@jelliscraig.com.au

> Indicative Selling Price \$1,000,000 - \$1,100,000 Median Unit Price March quarter 2024: \$1,100,000

Comparable Properties



1/12 St James Av MONT ALBERT 3127 (REI)



Price: \$1,150,000 Method: Auction Sale Date: 22/02/2024 Property Type: Unit

3/3 Union Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

Agent Comments

Agent Comments





Price: \$1,080,000 Method: Sold Before Auction Date: 02/11/2023 Property Type: Villa

1/284 Mont Albert Rd SURREY HILLS 3127 (VG)



Price: \$1,000,000 Method: Sale Date: 21/12/2023 Property Type: Strata Unit/Flat

Account - Jellis Craig | P: 98305966



propertydata wil

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