

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 Carlyle Crescent, Mont Albert, VIC 3127

Indicative selling price

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

Price Range \$2,580,000 & \$2,780,000

Median sale price

Median price \$2,396,500 Property Type House Suburb Mont Albert (3127)
Period - From 31/05/2023 to 31/05/2024 Source Realestate

Comparable property sales

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
22 WOLSELEY CLOSE, MONT ALBERT VIC 3127	\$2,810,000	26/04/2024
22 JAMES STREET, SURREY HILLS VIC 3127	\$2,730,000	20/03/2024
344 UNION ROAD, BALWYN VIC 3103	\$2,788,000	20/07/2023

This Statement of Information was prepared on: 31/05/2024