

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 Hood Street, Mont Albert Vic 3127

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$2,350,000 Property Type House Suburb Mont Albert

Period - From 20/10/2022 to 19/10/2023 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	1/92 Windsor Cr SURREY HILLS 3127	\$1,122,500	27/05/2023
2	1/577 Whitehorse Rd SURREY HILLS 3127	\$1,180,000	08/05/2023
3	1/16 Stanhope St MONT ALBERT 3127	\$1,206,000	10/08/2023

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: 20/10/2023 11:41



2 1 1

Property Type: House
Land Size: 364 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 20/10/2022 - 19/10/2023: \$2,350,000

Comparable Properties



1/92 Windsor Cr SURREY HILLS 3127 (REI/VG) Agent Comments

2 1 1

Price: \$1,122,500
Method: Auction Sale
Date: 27/05/2023
Property Type: Unit



1/577 Whitehorse Rd SURREY HILLS 3127 (REI/VG) Agent Comments

3 2 1

Price: \$1,180,000
Method: Private Sale
Date: 08/05/2023
Property Type: Unit



1/16 Stanhope St MONT ALBERT 3127 (REI/VG) Agent Comments

2 1 1

Price: \$1,206,000
Method: Sold Before Auction
Date: 10/08/2023
Property Type: Unit

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017