## 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 9a Gordon Street, Mont Albert Vic 3127

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$2,000,000		&		\$2,200,000				
Median sale price									
Median price	\$1,981,000	Pro	operty Type	Hous	se		Suburb	Mont Albert	
Period - From	01/10/2024	to	31/12/2024		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 sixmonths 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	1/43 Faversham Rd CANTERBURY 3126	\$2,325,000	15/03/2025
2	4a Caravan St BALWYN 3103	\$2,180,000	14/10/2024
3			

OR

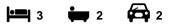
**B**<sup>\*</sup> The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

19/03/2025 14:11







**Property Type:** House Agent Comments

Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price December quarter 2024: \$1,981,000

# **Comparable Properties**

1/43 Faversham Rd CANTERBURY 3126 (REI)   Image: Barbon Stress   3 Image: Barbon Stress   Price: \$2,325,000   Method: Auction Sale   Date: 15/03/2025   Property Type: Townhouse (Res)	Agent Comments
4a Caravan St BALWYN 3103 (REI/VG)   4 3 2   Price: \$2,180,000   Method: Private Sale   Date: 14/10/2024   Property Type: House   Land Size: 340 sqm approx	Agent Comments

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.

#### Account - Marshall White | P: 03 9822 9999



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