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<br>Including suburb and postcode | 8/6-8 Hotham Street, Mont Albert Vic 3127 |

## Indicative selling price

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

Range between $850,000 & $930,000

## Median sale price

Median price $710,000 Property Type Unit Suburb Mont Albert

Period - From 15/08/2022 to 14/08/2023 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 | 4/55 Shepherd St SURREY HILLS 3127 | $935,000 | 03/06/2023 |
| 2 | 2/13 Benwerrin Rd SURREY HILLS 3127 | $906,000 | 03/06/2023 |
| 3 | 6/10 Florence Rd SURREY HILLS 3127 | $895,000 | 05/07/2023 |

**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: 15/08/2023 09:55

# 8/6-8 Hotham Street, Mont Albert Vic 3127

Greg Bowring
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3 - 

**Property Type:** Flat

Agent Comments

**Indicative Selling Price**
$850,000 - $930,000
**Median Unit Price**
15/08/2022 - 14/08/2023: $710,000

## Comparable Properties



**4/55 Shepherd St SURREY HILLS 3127 (REI)**

3 1 1

**Price:** $935,000
**Method:** Auction Sale
**Date:** 03/06/2023
**Property Type:** Unit

Agent Comments



**2/13 Benwerrin Rd SURREY HILLS 3127 (REI)**

2 1 1

**Price:** $906,000
**Method:** Auction Sale
**Date:** 03/06/2023
**Property Type:** Unit

Agent Comments



**6/10 Florence Rd SURREY HILLS 3127 (REI)**

2 1 1

**Price:** $895,000
**Method:** Private Sale
**Date:** 05/07/2023
**Property Type:** Unit

Agent Comments



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