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	1/328 Mont Albert Road, Mont Albert Vic 3127

Indicative selling price

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

Range between $580,000 & $610,000

Median sale price

Median price $765,000 Property Type Unit Suburb Mont Albert

Period - From 01/04/2024 to 30/06/2024 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	2/18 Alexandra Cr SURREY HILLS 3127	$550,000	22/07/2024
2	13/781 Whitehorse Rd MONT ALBERT 3127	$632,000	12/06/2024
3	4/52 Barton St SURREY HILLS 3127	$620,000	30/03/2024

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: 12/08/2024 13:15

1/328 Mont Albert Road, Mont Albert Vic 3127

Nelson Alexander



3 -

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$580,000 - $610,000
Median Unit Price
June quarter 2024: $765,000

Comparable Properties



2/18 Alexandra Cr SURREY HILLS 3127 (REI)

2 1 1

Price: $550,000
Method: Sold Before Auction
Date: 22/07/2024
Property Type: Apartment

Agent Comments



13/781 Whitehorse Rd MONT ALBERT 3127 (VG)

2 - -

Price: $632,000
Method: Sale
Date: 12/06/2024
Property Type: Subdivided Flat - Single OYO Flat

Agent Comments



4/52 Barton St SURREY HILLS 3127 (REI/VG)

2 1 1

Price: $620,000
Method: Private Sale
Date: 30/03/2024
Property Type: Unit

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE | propertydata.com.au

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