

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

37 View Street, Mont Albert Vic 3127

Indicative selling price

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

Range between \$2,300,000

&

\$2,500,000

Median sale price

Median price \$2,426,000

Property Type House

Suburb Mont Albert

Period - From 16/09/2023

to

15/09/2024

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	9 Graham St SURREY HILLS 3127	\$2,495,000	14/08/2024
2	363 Elgar Rd MONT ALBERT 3127	\$2,426,000	19/06/2024
3	8 Wells St SURREY HILLS 3127	\$2,250,000	15/06/2024

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:

16/09/2024 12:39



4 2 2

Rooms: 6

Property Type: House (Previously Occupied - Detached)

Land Size: 635 sqm approx

Agent Comments

Comparable Properties



9 Graham St SURREY HILLS 3127 (REI)

Agent Comments

4 2 2

Price: \$2,495,000

Method: Private Sale

Date: 14/08/2024

Property Type: House

Land Size: 711 sqm approx



363 Elgar Rd MONT ALBERT 3127 (REI/VG)

Agent Comments

5 3 3

Price: \$2,426,000

Method: Private Sale

Date: 19/06/2024

Property Type: House (Res)

Land Size: 613 sqm approx



8 Wells St SURREY HILLS 3127 (REI)

Agent Comments

3 2 2

Price: \$2,250,000

Method: Auction Sale

Date: 15/06/2024

Property Type: House (Res)

Land Size: 520 sqm approx