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	38 Churchill Street, Mont Albert Vic 3127

Indicative selling price

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

Range between $3,000,000 & $3,300,000

Median sale price

Median price $2,745,000 Property Type House 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	16 Salisbury Av MONT ALBERT 3127	$3,601,000	11/05/2024
2	12 Gordon St MONT ALBERT 3127	$3,090,000	09/05/2024
3	15 Carlyle Cr MONT ALBERT 3127	$2,925,000	05/05/2024

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: 27/08/2024 12:37

38 Churchill Street, Mont Albert Vic 3127

Mark Read
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4 2 3

Rooms: 9
Property Type: House (Res)
Land Size: 920.983 sqm approx

Agent Comments

Indicative Selling Price
$3,000,000 - $3,300,000
Median House Price
June quarter 2024: $2,745,000

Comparable Properties



16 Salisbury Av MONT ALBERT 3127 (REI)

5 4 3

Price: $3,601,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)
Land Size: 920 sqm approx

Agent Comments



12 Gordon St MONT ALBERT 3127 (REI/VG)

4 2 2

Price: $3,090,000
Method: Auction Sale
Date: 09/05/2024
Property Type: House (Res)
Land Size: 964 sqm approx

Agent Comments



15 Carlyle Cr MONT ALBERT 3127 (REI/VG)

5 3 2

Price: $2,925,000
Method: Private Sale
Date: 05/05/2024
Property Type: House (Res)
Land Size: 948 sqm approx

Agent Comments

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