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	5 Laurencia Court, Mont Albert Vic 3127

Indicative selling price

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

Single price $3,285,000

Median sale price

Median price $2,379,000 Property Type House Suburb Mont Albert

Period - From 01/10/2023 to 30/09/2024 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	15 Gordon St MONT ALBERT 3127	$3,030,000	14/09/2024
2	36 Croydon Rd SURREY HILLS 3127	$3,060,000	24/08/2024
3	11 Victoria Cr MONT ALBERT 3127	$3,500,000	03/07/2024

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: 26/10/2024 13:31

5 Laurencia Court, Mont Albert Vic 3127



5 3 3

Property Type: House
Land Size: 930 sqm approx

Agent Comments

Indicative Selling Price
$3,285,000
Median House Price
Year ending September 2024: $2,379,000

Comparable Properties



15 Gordon St MONT ALBERT 3127 (REI)

4 2 -

Price: $3,030,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)
Land Size: 1031 sqm approx

Agent Comments



36 Croydon Rd SURREY HILLS 3127 (REI)

4 2 2

Price: $3,060,000
Method: Auction Sale
Date: 24/08/2024
Property Type: House (Res)
Land Size: 768 sqm approx

Agent Comments



11 Victoria Cr MONT ALBERT 3127 (REI)

5 4 4

Price: $3,500,000
Method: Private Sale
Date: 03/07/2024
Property Type: House
Land Size: 1301 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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