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 | 22 Laing Street, Mont Albert Vic 3127 |

## Indicative selling price

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

Range between $3,300,000 & $3,600,000

## Median sale price

Median price $2,332,000 Property Type House Suburb Mont Albert

Period - From 01/01/2024 to 31/12/2024 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 | 86 Croydon Rd SURREY HILLS 3127 | $3,545,000 | 23/11/2024 |
| 2 | 191 Union Rd SURREY HILLS 3127 | $3,595,000 | 19/10/2024 |
| 3 | 98 Empress Rd SURREY HILLS 3127 | $3,365,000 | 21/09/2024 |

**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: 13/02/2025 15:03

# 22 Laing Street, Mont Albert Vic 3127



4 2 4

**Rooms:** 8
**Property Type:** House
**Land Size:** 641 sqm approx

Agent Comments

**Indicative Selling Price**
$3,300,000 - $3,600,000
**Median House Price**
Year ending December 2024: $2,332,000

## Comparable Properties



**86 Croydon Rd SURREY HILLS 3127 (REI)**

5 3 1

**Price:** $3,545,000
**Method:** Auction Sale
**Date:** 23/11/2024
**Property Type:** House (Res)
**Land Size:** 759 sqm approx

Agent Comments



**191 Union Rd SURREY HILLS 3127 (REI)**

5 4 4

**Price:** $3,595,000
**Method:** Auction Sale
**Date:** 19/10/2024
**Property Type:** House (Res)
**Land Size:** 919 sqm approx

Agent Comments



**98 Empress Rd SURREY HILLS 3127 (REI/VG)**

4 2 2

**Price:** $3,365,000
**Method:** Auction Sale
**Date:** 21/09/2024
**Property Type:** House (Res)
**Land Size:** 640 sqm approx

Agent Comments

**Account** - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.