

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

5/3 Inglisby Road, Mont Albert, VIC 3127

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

or range between

\$720,000

&

\$780,000

Median sale price

Median price

\$ 760,000

Property type

Unit

Suburb

Mont Albert

Period - From

14/05/2023

to

13/05/2024

Source

pdol

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	2/ 322 Mont Albert Rd, Mont Albert Vic	760,000	17/02/2024
2	3/ 762 Whitehorse Rd, Mont Albert Vic	770,000	15/11/2023
3	3/ 6 Arnott St, Mont Albert North Vic	780,000	25/11/2023

This Statement of Information was prepared on:

14/05/2024