

# 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

201/692 Whitehorse 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

\$650,000

&

\$710,000

### Median sale price

Median price

\$2,438,000

Property type

House

Suburb

MONT ALBERT

Period - From

17/10/2021

to

17/10/2022

Source

core\_logic

### Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	101/692 Whitehorse Road MONT ALBERT 3127 VIC	620,000	06/07/2022
2	12/350 Mont Albert Road BOX HILL 3127 VIC	722,500	14/09/2022
3	3/27 Clyde Street SURREY HILLS 3127 VIC	680,000	17/09/2022

This Statement of Information was prepared on:

17/10/2022

