

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

26/781 Whitehorse Road, Mont Albert Vic 3127

Indicative selling price

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

Single price

\$679,000

Median sale price

Median price

\$830,000

Property Type

Unit

Suburb

Mont Albert

Period - From

01/10/2020

to

30/09/2021

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	7/781 Whitehorse Rd MONT ALBERT 3127	\$710,000	10/07/2021
2	304/801 Whitehorse Rd MONT ALBERT 3127	\$698,000	29/06/2021
3			

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:

29/11/2021 21:26



3 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



**7/781 Whitehorse Rd MONT ALBERT 3127
(REI/VG)**

Agent Comments

2 1 1

Price: \$710,000

Method: Auction Sale

Date: 10/07/2021

Property Type: Apartment

**304/801 Whitehorse Rd MONT ALBERT 3127
(VG)**

Agent Comments

2 - -

Price: \$698,000

Method: Sale

Date: 29/06/2021

Property Type: Strata Unit/Flat

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.