

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Period - From

Including subu	ddress 2/772 V b and tcode	Vhitehorse Road, M	Mont Albert Vic 312	7				
ndicative selli	ng price							
For the meaning of this price see consumer.vic.gov.au/underquoting								
Range between	\$780,000	&	\$850,000					
Median sale price*								
Median price		House	Unit	Suburb	Mont Albert			

Source

Comparable property sales (*Delete A or B below as applicable)

to

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.

Ad	dress of comparable property	Price	Date of sale
1	16/86 Victoria Cr MONT ALBERT 3127	\$830,000	29/03/2019
2	11/20 Florence Rd SURREY HILLS 3127	\$830,000	06/05/2019
3	1/6 Mitchell Rd MONT ALBERT NORTH 3129	\$795,000	11/05/2019

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.
- * When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199

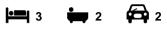




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Rooms:

Property Type: unit Agent Comments

Internal area 82 sqm(approx) Courtyard area 22sqm(approx)

Indicative Selling Price \$780,000 - \$850,000 No median price available

"This advice does not form part of this Statement of Information * Important advice about the Median sale price: when this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), does not provide a median sale price that meets the requirements of section 47AF (2) (b) of the Estate Agents Act 1980. "

Comparable Properties



16/86 Victoria Cr MONT ALBERT 3127

(REI/VG)

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Price: \$830,000 Method: Private Sale Date: 29/03/2019

Rooms: -

Property Type: Unit

Agent Comments



11/20 Florence Rd SURREY HILLS 3127 (REI)

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Price: \$830,000 Method: Private Sale Date: 06/05/2019 Rooms: 5

Property Type: Unit

Agent Comments



1/6 Mitchell Rd MONT ALBERT NORTH 3129

(REI)

-3

 \overline{a}

Agent Comments

Price: \$795,000 Method: Auction Sale Date: 11/05/2019

Rooms: -

Property Type: Unit

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