

# 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 2/772 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)

Range between \$780,000 & \$850,000

### Median sale price\*

Median price  House  Unit  Suburb Mont Albert  
Period - From  to  Source

### 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 | 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.



 3    2    2

**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)**

**Agent Comments**

 3    2    2

**Price:** \$830,000

**Method:** Private Sale

**Date:** 29/03/2019

**Rooms:** -

**Property Type:** Unit



**11/20 Florence Rd SURREY HILLS 3127 (REI)**

**Agent Comments**

 3    1    2

**Price:** \$830,000

**Method:** Private Sale

**Date:** 06/05/2019

**Rooms:** 5

**Property Type:** Unit



**1/6 Mitchell Rd MONT ALBERT NORTH 3129 (REI)**

**Agent Comments**

 3    1    2

**Price:** \$795,000

**Method:** Auction Sale

**Date:** 11/05/2019

**Rooms:** -

**Property Type:** Unit