## Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

# Castran Gilbert

#### Property offered for sale:

Address

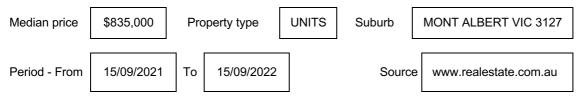
G03-309/659-669 WHITEHORSE ROAD, MONT ALBERT VIC 3127

### Indicative selling prices:

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

| Unit type or class                              |               | Lower price | _ | Higher price |
|---|---------------|-------------|---|--------------|
| 2 BED 2 BATH APARTMENTS                         | Range between | \$699,000   | & | \$749,000    |
| 2 BED 2 BATH APARTMENT –<br>NO. 308             | Single price  | \$895,000   |   | N/A          |
| 3 BED 2 BATH APARTMENTS                         | Range Between | \$1,045,000 | & | \$1,049,000  |
| 3 BED 2 BATH APARTMENTS<br>NO. 301/302 COMBINED | Single Price  | \$1,750,000 |   | N/A          |

#### Suburb median sale price:



### **Comparable property sales**

| Unit type or class | Address of comparable unit                 | Price     | Date of sale |
|--------------------|--|-----------|--------------|
| 2 BED 2 BATH       | 701/3 YOUNG STREET, BOX HILL VIC 3128      | \$719,435 | 28/07/2022   |
| APARTMENTS         | 202/850 WHITEHORSE ROAD, BOX HILL VIC 3128 | \$750,000 | 21/05/2022   |
|                    | 3/362 BELMORE ROAD, BALWYN VIC 3103        | \$745,000 | 30/04/2022   |

| Unit type or class                  | Address of comparable unit   | Price | Date of sale |
|-------------------------------------|--|-------|--------------|
| 2 BED 2 BATH<br>APARTMENT – NO. 308 | B * The agent or agent's representative reas<br>comparable properties were sold within 2km | ,     |              |

| Unit type or class         | Address of comparable unit  | Price | Date of sale |
|----------------------------|---|-------|--------------|
| 3 BED 2 BATH<br>APARTMENTS | <b>B</b> * The agent or agent's representative reasonably comparable properties were sold within 2km of the pro |       |              |

| Unit type or class                                 | Address of comparable unit   | Price | Date of sale |
|--|--|-------|--------------|
| 3 BED 2 BATH<br>APARTMENTS<br>NO. 301/302 COMBINED | <b>B</b> * The agent or agent's representative reasonably comparable properties were sold within 2km of the pro- |       |              |

This Statement of Information was prepared on:

15/09/2022