

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



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 – 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 NO. 301/302 COMBINED	Single Price	\$1,750,000		N/A

Suburb median sale price:

Median price \$835,000 Property type UNITS Suburb MONT ALBERT VIC 3127

Period - From 15/09/2021 To 15/09/2022 Source www.realestate.com.au

Comparable property sales

Unit type or class	Address of comparable unit	Price	Date of sale
2 BED 2 BATH APARTMENTS	701/3 YOUNG STREET, BOX HILL VIC 3128	\$719,435	28/07/2022
	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 APARTMENT – NO. 308	B * The agent or agent's representative reasonably believes that fewer than three comparable properties were sold within 2km of the property in the past 6 months.		

Unit type or class	Address of comparable unit	Price	Date of sale
3 BED 2 BATH APARTMENTS	B * The agent or agent's representative reasonably believes that fewer than three comparable properties were sold within 2km of the property in the past 6 months.		

Unit type or class	Address of comparable unit	Price	Date of sale
3 BED 2 BATH APARTMENTS NO. 301/302 COMBINED	B * The agent or agent's representative reasonably believes that fewer than three comparable properties were sold within 2km of the property in the past 6 months.		

This Statement of Information was prepared on:

15/09/2022