Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Castran Gilbert

Property offered for sale:

Address

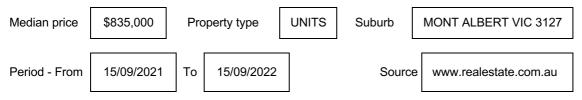
G03-309/659-669 WHITEHORSE ROAD, MONT ALBERT VIC 3127

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 – 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:



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 APARTMENT – NO. 308	B * The agent or agent's representative reas comparable properties were sold within 2km	,	

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 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 APARTMENTS NO. 301/302 COMBINED	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