

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	206/692 Whitehorse Road Mont Albert, 3127
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$630,000 & \$680,000
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### Median sale price

Median price	\$785,000	Property Type	UNIT	Suburb	MONT ALBERT
Period - From	01-Jan-2023	to	31-Dec-2023	Source	Corelogic

### Comparable property sales

	Address of comparable property	Price	Date of sale
1	118/692 Whitehorse Road, Mont Albert VIC 3127	\$638,000	04-Dec-2023
2	NOT PROVIDED	NOT PROVIDED	NOT PROVIDED
3	NOT PROVIDED	NOT PROVIDED	NOT PROVIDED

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.

This statement of information was prepared on 30-Jan-2024 at 12:30:34 PM EST