

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

g02/801 Whitehorse Road, Mont Albert Vic 3127

Indicative selling price

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

Range between \$630,000

&

\$690,000

Median sale price

Median price \$833,250

Property Type Unit

Suburb Mont Albert

Period - From 01/01/2022

to 31/12/2022

Source REIV

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	102/766 Whitehorse Rd MONT ALBERT 3127	\$680,000	11/11/2022
2	209/801 Whitehorse Rd MONT ALBERT 3127	\$660,000	14/11/2022
3			

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.~~

This Statement of Information was prepared on:

08/02/2023 13:00



2 2 2

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$630,000 - \$690,000

Median Unit Price

Year ending December 2022: \$833,250

Comparable Properties



102/766 Whitehorse Rd MONT ALBERT 3127
(REI/VG)

Agent Comments

2 1 1

Price: \$680,000

Method: Private Sale

Date: 11/11/2022

Property Type: Apartment



209/801 Whitehorse Rd MONT ALBERT 3127
(REI/VG)

Agent Comments

2 2 2

Price: \$660,000

Method: Private Sale

Date: 14/11/2022

Property Type: Apartment

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.

Account - Hodges | P: 03 95846500 | F: 03 95848216