

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 8/781 Whitehorse Road, MONT ALBERT, VIC 3127

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$680,000 & \$748,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$728,000 \*House  \*Unit  Suburb MONT ALBERT VIC 3127

Period - From 01/07/2016 to 31/07/2017 Source Realestate.com.au

### 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 50/781 Whitehorse Road Mont Albert VIC 3127	\$750,000	04/02/2017
2 2/90 Victoria Crescent, Mont Albert VIC 3127	\$770,000	06/05/2017
3 8/1 Nangnak Lane, Mont Albert VIC 3127	\$762,388	19/02/2017