

# 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 2/392 Mont Albert 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)

Range between \$900,000 & \$990,000

### Median sale price

Median price \$760,000 Property Type Unit Suburb Mont Albert

Period - From 01/10/2023 to 30/09/2024 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	1b Salisbury Av MONT ALBERT 3127	\$1,125,000	21/09/2024
2	5/21-23 Albert Cr SURREY HILLS 3127	\$950,000	21/09/2024
3	3/666 Whitehorse Rd MONT ALBERT 3127	\$950,000	05/09/2024

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: 16/12/2024 16:04



2   
   

**Property Type:**  
 Divorce/Estate/Family Transfers  
**Land Size:** 378 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$900,000 - \$990,000  
**Median Unit Price**  
 Year ending September 2024: \$760,000

## Comparable Properties



**1b Salisbury Av MONT ALBERT 3127 (REI/VG)**

Agent Comments

2   
 1   
 2

**Price:** \$1,125,000  
**Method:** Auction Sale  
**Date:** 21/09/2024  
**Property Type:** Unit  
**Land Size:** 316 sqm approx



**5/21-23 Albert Cr SURREY HILLS 3127 (REI)**

Agent Comments

2   
 1   
 1

**Price:** \$950,000  
**Method:** Auction Sale  
**Date:** 21/09/2024  
**Property Type:** Unit



**3/666 Whitehorse Rd MONT ALBERT 3127 (REI/VG)**

Agent Comments

3   
 2   
 2

**Price:** \$950,000  
**Method:** Sold Before Auction  
**Date:** 05/09/2024  
**Property Type:** Unit

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199



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