# 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	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$900,000		&		\$990,000			
Median sale p	rice							
Median price	\$760,000	Pro	operty Type	Unit			Suburb	Mont Albert
Period - From	01/10/2023	to	30/09/2024		So	urce	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.

Add	dress 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

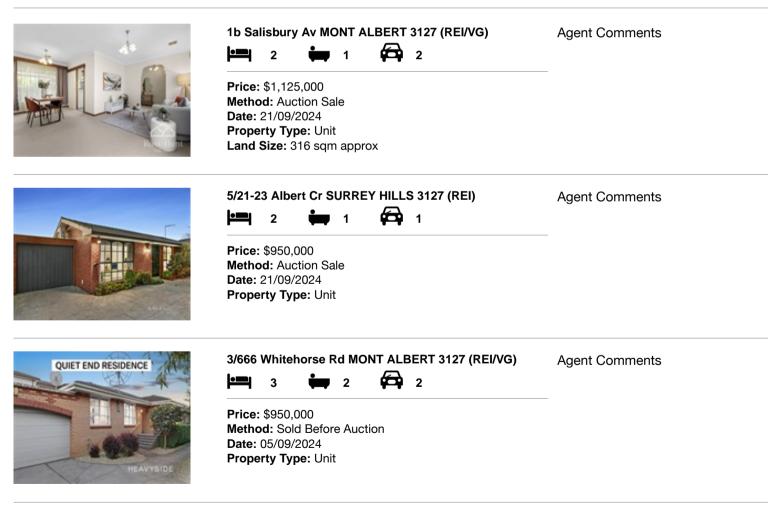






Property Type: Divorce/Estate/Family Transfers Land Size: 378 sqm approx Agent Comments Indicative Selling Price \$900,000 - \$990,000 Median Unit Price Year ending September 2024: \$760,000

# **Comparable Properties**



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



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