

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 Whyte Grove, Mont Albert Vic 3127

Indicative selling price

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

Range between \$2,200,000

&

\$2,400,000

Median sale price

Median price \$2,332,000

Property Type House

Suburb Mont Albert

Period - From 10/09/2023

to

09/09/2024

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 | 82 Kenmare St MONT ALBERT 3127 | \$2,250,000 | 29/06/2024 |
| 2 | 9 Carlyle Cr MONT ALBERT 3127 | \$2,825,000 | 29/06/2024 |
| 3 | 22 Wolseley CI MONT ALBERT 3127 | \$2,810,000 | 26/04/2024 |

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:

10/09/2024 16:56

2 Whyte Grove, Mont Albert Vic 3127

Tim Heavyside
94703390
0403020404
tim@heavyside.co



3-4 2 2

Property Type: House
Land Size: 603.478 sqm approx
Agent Comments

Indicative Selling Price
\$2,200,000 - \$2,400,000

Median House Price
10/09/2023 - 09/09/2024: \$2,332,000

Comparable Properties



82 Kenmare St MONT ALBERT 3127 (REI/VG) **Agent Comments**

5 3 2

Price: \$2,250,000
Method: Auction Sale
Date: 29/06/2024
Property Type: House (Res)
Land Size: 859 sqm approx



9 Carlyle Cr MONT ALBERT 3127 (REI/VG) **Agent Comments**

4 2 2

Price: \$2,825,000
Method: Auction Sale
Date: 29/06/2024
Property Type: House (Res)
Land Size: 1092 sqm approx



22 Wolseley CI MONT ALBERT 3127 (REI/VG) **Agent Comments**

3 2 2

Price: \$2,810,000
Method: Sold Before Auction
Date: 26/04/2024
Property Type: House (Res)
Land Size: 481 sqm approx

Account - Heavyside



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