Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	7/764 Whitehorse Road, Mont Albert Vic 3127
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$800,000	Pro	perty Type	Jnit		Suburb	Mont Albert
Period - From	01/07/2024	to	30/09/2024	S	ource	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

Add	dress of comparable property	Price	Date of sale
1	11/781 Whitehorse Rd MONT ALBERT 3127	\$660,000	08/07/2024
2	51/781 Whitehorse Rd MONT ALBERT 3127	\$515,000	29/06/2024
3	209/801 Whitehorse Rd MONT ALBERT 3127	\$685,000	27/05/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	04/11/2024 11:15





James Wardrop 0409 827 616 jwardrop@barryplant.com.au

Indicative Selling Price \$490,000 - \$530,000 Median Unit Price September quarter 2024: \$800,000





Agent Comments

Comparable Properties



11/781 Whitehorse Rd MONT ALBERT 3127

(REI/VG)

1

4 1

Price: \$660,000 Method: Private Sale Date: 08/07/2024 Property Type: Unit

51/781 Whitehorse Rd MONT ALBERT 3127 (REI/VG)

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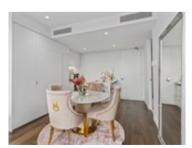
Price: \$515,000 **Method:** Private Sale **Date:** 29/06/2024

Property Type: Apartment

Agent Comments

Agent Comments

Agent Comments



209/801 Whitehorse Rd MONT ALBERT 3127

(REI/VG)

- 2



A

Price: \$685,000 Method: Private Sale Date: 27/05/2024 Property Type: Unit

Account - Barry Plant | P: 03 9842 8888





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