

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

1/772 Whitehorse Road, Mont Albert Vic 3127

Indicative selling price

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

Range between \$680,000 & \$730,000

Median sale price

Median price \$767,500 Property Type Unit Suburb Mont Albert

Period - From 01/01/2020 to 31/03/2020 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	1/36 Tyne St BOX HILL NORTH 3129	\$703,000	29/02/2020
2	1/21 Severn St BOX HILL NORTH 3129	\$690,000	03/04/2020
3	3/71 Dorking Rd BOX HILL NORTH 3129	\$680,000	14/05/2020

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:

07/07/2020 09:54

1/772 Whitehorse Road, Mont Albert Vic 3127



PhilipWebb

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Indicative Selling Price

\$680,000 - \$730,000

Median Unit Price

March quarter 2020: \$767,500



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



1/36 Tyne St BOX HILL NORTH 3129 (REI/VG)

Agent Comments



Price: \$703,000

Method: Auction Sale

Date: 29/02/2020

Property Type: Unit

Land Size: 210 sqm approx



1/21 Severn St BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$690,000

Method: Sold Before Auction

Date: 03/04/2020

Property Type: Unit



3/71 Dorking Rd BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$680,000

Method: Private Sale

Date: 14/05/2020

Rooms: 5

Property Type: Unit

Land Size: 149 sqm approx

Account - Philip Webb



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.