

# 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

111/801-805 Whitehorse 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 \$600,000

&

\$660,000

### Median sale price

Median price \$757,750

Property Type Unit

Suburb Mont Albert

Period - From 01/01/2020

to 31/12/2020

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	46/781 Whitehorse Rd MONT ALBERT 3127	\$742,000	07/03/2021
2	6/10 Clyde St SURREY HILLS 3127	\$655,000	20/02/2021
3	2/17 Wolseley Cl MONT ALBERT 3127	\$623,000	24/02/2021

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:

12/03/2021 16:27



**Property Type:** Brand New  
Apartment  
Agent Comments

**Indicative Selling Price**  
\$600,000 - \$660,000  
**Median Unit Price**  
Year ending December 2020: \$757,750

## Comparable Properties



**46/781 Whitehorse Rd MONT ALBERT 3127 (REI)**

Agent Comments



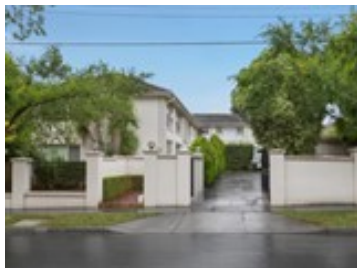
**Price:** \$742,000  
**Method:** Private Sale  
**Date:** 07/03/2021  
**Property Type:** Apartment

**6/10 Clyde St SURREY HILLS 3127 (REI)**

Agent Comments



**Price:** \$655,000  
**Method:** Auction Sale  
**Date:** 20/02/2021  
**Property Type:** Apartment



**2/17 Wolseley CI MONT ALBERT 3127 (REI)**

Agent Comments



**Price:** \$623,000  
**Method:** Private Sale  
**Date:** 24/02/2021  
**Property Type:** Apartment