

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

5/764 Whitehorse Road, Mont Albert Vic 3127

Indicative selling price

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

Range between

\$540,000

&

\$565,000

Median sale price

Median price

\$735,000

Property Type

Unit

Suburb

Mont Albert

Period - From

06/11/2022

to

05/11/2023

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	8/4 Langford St SURREY HILLS 3127	\$560,000	12/10/2023
2	6/355 Elgar Rd SURREY HILLS 3127	\$550,000	04/09/2023
3	6/355 Elgar Rd SURREY HILLS 3127	\$550,000	04/09/2023

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:

06/11/2023 10:39



 2  1  1

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$540,000 - \$565,000

Median Unit Price

06/11/2022 - 05/11/2023: \$735,000

Comparable Properties

8/4 Langford St SURREY HILLS 3127 (REI)

Agent Comments

 2  1  1

Price: \$560,000

Method:

Date: 12/10/2023

Property Type: Apartment

6/355 Elgar Rd SURREY HILLS 3127 (REI)

Agent Comments

 2  1  1

Price: \$550,000

Method:

Date: 04/09/2023

Property Type: Apartment



6/355 Elgar Rd SURREY HILLS 3127 (REI)

Agent Comments

 2  1  1

Price: \$550,000

Method: Sold Before Auction

Date: 04/09/2023

Property Type: Apartment

Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044