

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

3/28 Zetland Road, Mont Albert Vic 3127

Indicative selling price

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

Range between

\$450,000

&

\$495,000

Median sale price

Median price

\$800,000

Property Type

Unit

Suburb

Mont Albert

Period - From

01/10/2021

to

31/12/2021

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	3/5 Kent Rd BOX HILL 3128	\$450,000	03/12/2021
2	5/43-45 Kent Rd BOX HILL 3128	\$458,000	24/12/2021
3	3/252 Union Rd BALWYN 3103	\$495,000	26/01/2022

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:

09/03/2022 16:03



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$450,000 - \$495,000

Median Unit Price

December quarter 2021: \$800,000

Comparable Properties



3/5 Kent Rd BOX HILL 3128 (REI)

Agent Comments

2 1 1

Price: \$450,000

Method: Private Sale

Date: 03/12/2021

Property Type: Apartment



5/43-45 Kent Rd BOX HILL 3128 (REI)

Agent Comments

2 1 1

Price: \$458,000

Method: Sold Before Auction

Date: 24/12/2021

Property Type: Apartment



3/252 Union Rd BALWYN 3103 (REI)

Agent Comments

2 1 1

Price: \$495,000

Method: Private Sale

Date: 26/01/2022

Property Type: Apartment

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017