

## 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 31/781 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)

Single price \$590,000

#### Median sale price

Median price \$740,000 House Unit X Suburb Mont Albert

Period - From 01/01/2018 to 31/12/2018 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	106/348 Canterbury Rd SURREY HILLS 3127	\$605,000	13/10/2018
2	G03/2-4 Elland Av BOX HILL 3128	\$546,000	26/01/2019
3	1/7-9 Archibald St BOX HILL 3128	\$535,000	01/12/2018

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.



2   
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**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
 \$590,000

**Median Unit Price**  
 Year ending December 2018: \$740,000

## Comparable Properties



**106/348 Canterbury Rd SURREY HILLS 3127 (REI)**    **Agent Comments**

2   
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**Price:** \$605,000  
**Method:** Private Sale  
**Date:** 13/10/2018  
**Rooms:** 5  
**Property Type:** Apartment



**G03/2-4 Elland Av BOX HILL 3128 (REI)**    **Agent Comments**

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**Price:** \$546,000  
**Method:** Private Sale  
**Date:** 26/01/2019  
**Rooms:** 3  
**Property Type:** Apartment



**1/7-9 Archibald St BOX HILL 3128 (REI)**    **Agent Comments**

2   
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**Price:** \$535,000  
**Method:** Auction Sale  
**Date:** 01/12/2018  
**Rooms:** 5  
**Property Type:** Apartment