

## 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

5/1 NANGNAK LANE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$780,000

&

\$858,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$881,000

Property type

Unit

Suburb

Mont Albert

Period-from

01 Apr 2021

to

31 Mar 2022

Source

Corelogic

### 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 6 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

105/20 LOUISE AVENUE MONT ALBERT VIC 3127	\$812,888	13-Nov-21
1/88 THAMES STREET BOX HILL NORTH VIC 3129	\$838,000	28-Feb-22
5/42 ZETLAND ROAD MONT ALBERT VIC 3127	\$840,000	10-Apr-22

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 6 months.~~

This Statement of Information was prepared on: 21 April 2022



**105/20 LOUISE AVENUE MONT  
ALBERT VIC 3127**

2 2 1

Sold Price **\$812,888** Sold Date **13-Nov-21**

Distance **0.8km**



**1/88 THAMES STREET BOX HILL  
NORTH VIC 3129**

2 2 1

Sold Price **\$838,000** Sold Date **28-Feb-22**

Distance **-**



**5/42 ZETLAND ROAD MONT  
ALBERT VIC 3127**

3 2 2

Sold Price <sup>RS</sup> **\$840,000** Sold Date **10-Apr-22**

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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