

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

6/764 WHITEHORSE ROAD MONT ALBERT VIC 3127

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$475,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$826,500

Property type

Unit

Suburb

Mont Albert

Period-from

01 Dec 2021

to

30 Nov 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

205/662 WHITEHORSE ROAD MONT ALBERT VIC 3127	\$475,000	25-Oct-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: 06 December 2022



**205/662 WHITEHORSE ROAD
MONT ALBERT VIC 3127**

 2  1  1

Sold Price ^{RS} **\$475,000** ^{UN} Sold Date **25-Oct-22**

Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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