

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

16/781 Whitehorse Road, Mont Albert Vic 3127

Indicative selling price

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

Range between \$495,000 & \$535,000

Median sale price

Median price \$831,500 Property Type Unit Suburb Mont Albert

Period - From 01/07/2021 to 30/06/2022 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	15/2a Brenbeal St BALWYN 3103	\$530,000	10/09/2022
2	102/47 Harrow St BOX HILL 3128	\$525,000	22/06/2022
3	3106/850 Whitehorse Rd BOX HILL 3128	\$499,000	01/08/2022

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:

26/09/2022 10:48



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$495,000 - \$535,000

Median Unit Price

Year ending June 2022: \$831,500

Comparable Properties



15/2a Brenbeal St BALWYN 3103 (REI)

Agent Comments

2 1 1

Price: \$530,000

Method: Auction Sale

Date: 10/09/2022

Property Type: Unit



102/47 Harrow St BOX HILL 3128 (REI/VG)

Agent Comments

2 2 1

Price: \$525,000

Method: Private Sale

Date: 22/06/2022

Property Type: Apartment



3106/850 Whitehorse Rd BOX HILL 3128 (REI)

Agent Comments

2 1 1

Price: \$499,000

Method: Private Sale

Date: 01/08/2022

Property Type: Apartment

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