Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 54 Zetland Road, Mont Albert Vic 3127

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$1,950,000		&		\$2,145,000			
Median sale p	rice							
Median price	\$2,000,000	Pro	operty Type	Hou	se		Suburb	Mont Albert
Period - From	01/10/2020	to	30/09/2021		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	2 Black St MONT ALBERT 3127	\$2,150,000	11/05/2021
2	10 Trafalgar St MONT ALBERT 3127	\$2,120,000	21/05/2021
3	2 Hotham Ct MONT ALBERT 3127	\$2,100,000	15/10/2021

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.

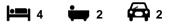
This Statement of Information was prepared on:

01/11/2021 13:00









Property Type: House Agent Comments

Indicative Selling Price \$1,950,000 - \$2,145,000 Median House Price Year ending September 2021: \$2,000,000

Comparable Properties



2 Black St MONT ALBERT 3127 (VG)



Price: \$2,150,000 Method: Sale Date: 11/05/2021 Property Type: House (Res) Land Size: 725 sqm approx Agent Comments

10 Trafalgar St MONT ALBERT 3127 (REI/VG) Agent Comments



Price: \$2,120,000 Method: Private Sale Date: 21/05/2021 Property Type: House (Res) Land Size: 681 sqm approx



2 Hotham Ct MONT ALBERT 3127 (REI)



REI) Agent Comments

Price: \$2,100,000 Method: Sold Before Auction Date: 15/10/2021 Property Type: House (Res) Land Size: 692 sqm approx

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





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