

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

54 Zetland Road, Mont Albert Vic 3127

Indicative selling price

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

Range between \$1,950,000

&

\$2,145,000

Median sale price

Median price \$2,000,000

Property Type House

Suburb Mont Albert

Period - From 01/10/2020

to

30/09/2021

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	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



4 2 2

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)

Agent Comments

4 - -

Price: \$2,150,000

Method: Sale

Date: 11/05/2021

Property Type: House (Res)

Land Size: 725 sqm approx

10 Trafalgar St MONT ALBERT 3127 (REI/VG)

Agent Comments

3 2 2

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)

Agent Comments

3 1 2

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