

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

1/666 Whitehorse Road, Mont Albert Vic 3127

Indicative selling price

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

Range between \$780,000 & \$850,000

Median sale price

Median price \$810,000 Property Type Unit Suburb Mont Albert

Period - From 01/07/2023 to 30/09/2023 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	4/55 Shepherd St SURREY HILLS 3127	\$935,000	03/06/2023
2	1/5 Rowland St MONT ALBERT 3127	\$905,000	21/10/2023
3	5/9 Cairo Rd MONT ALBERT NORTH 3129	\$900,000	06/09/2023

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:

24/11/2023 10:42

1/666 Whitehorse Road, Mont Albert Vic 3127

Tim Heavyside
94703390
0403020404
tim@heavyside.co



 3  2  2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$780,000 - \$850,000
Median Unit Price
September quarter 2023: \$810,000

Comparable Properties



4/55 Shepherd St SURREY HILLS 3127
(REI/VG)

Agent Comments

 3  1  1

Price: \$935,000
Method: Auction Sale
Date: 03/06/2023
Property Type: Unit



1/5 Rowland St MONT ALBERT 3127 (REI)

Agent Comments

 3  1  2

Price: \$905,000
Method: Private Sale
Date: 21/10/2023
Property Type: Villa

5/9 Cairo Rd MONT ALBERT NORTH 3129 (VG) Agent Comments

 3  -  -

Price: \$900,000
Method: Sale
Date: 06/09/2023
Property Type: Flat/Unit/Apartment (Res)

Account - Heavyside



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