

# 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

101/43 Zetland Road, Mont Albert Vic 3127

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$950,000

&

\$1,045,000

### Median sale price

Median price

\$770,000

Property Type

Unit

Suburb

Mont Albert

Period - From

01/10/2023

to

31/12/2023

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	202/43 Zetland Rd MONT ALBERT 3127	\$1,130,000	15/12/2023
2			
3			

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:

24/01/2024 13:37

101/43 Zetland Road, Mont Albert Vic 3127

Tim Heavyside  
94703390  
0403020404  
tim@heavyside.co



3 2.5 2

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$950,000 - \$1,045,000  
**Median Unit Price**  
December quarter 2023: \$770,000

## Comparable Properties



**202/43 Zetland Rd MONT ALBERT 3127 (REI)** **Agent Comments**

3 2 2

**Price:** \$1,130,000  
**Method:** Private Sale  
**Date:** 15/12/2023  
**Property Type:** Apartment

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.

**Account - Heavyside**



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