

## 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

102/692 WHITEHORSE ROAD MONT ALBERT VIC 3127

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,479,000

Property type

House

Suburb

Mont Albert

Period-from

01 Dec 2022

to

30 Nov 2023

Source

Corelogic

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

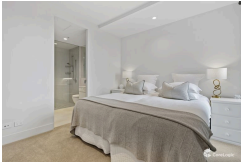
Date of sale

109/801 WHITEHORSE ROAD MONT ALBERT VIC 3127	\$670,000	10-Oct-23
1603/3 YOUNG STREET BOX HILL VIC 3128	\$605,000	10-Nov-23
2110/3 YOUNG STREET BOX HILL VIC 3128	\$620,000	07-Sep-23

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 6 months.~~

This Statement of Information was prepared on: 11 December 2023


**109/801 WHITEHORSE ROAD  
MONT ALBERT VIC 3127**
 2  2  2

 Sold Price <sup>RS</sup> **\$670,000** <sup>UN</sup> Sold Date **10-Oct-23**

 Distance **0.42km**

**1603/3 YOUNG STREET BOX HILL  
VIC 3128**
 2  2  1

 Sold Price <sup>RS</sup> **\$605,000** <sup>UN</sup> Sold Date **10-Nov-23**

 Distance **0.88km**

**2110/3 YOUNG STREET BOX HILL  
VIC 3128**
 2  2  -

 Sold Price **\$620,000** Sold Date **07-Sep-23**

 Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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