

# 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

3/32 Zetland 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)

Range between \$640,000 & \$690,000

### Median sale price

Median price \$750,000 Property Type Unit Suburb Mont Albert

Period - From 08/01/2023 to 07/01/2024 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	3/762 Whitehorse Rd MONT ALBERT 3127	\$770,000	15/11/2023
2	6/33 Zetland Rd MONT ALBERT 3127	\$760,000	11/12/2023
3	7/15 Louise Av MONT ALBERT 3127	\$760,000	11/11/2023

**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:

08/01/2024 16:58



**Property Type:** Unit  
**Agent Comments**

## Comparable Properties



**3/762 Whitehorse Rd MONT ALBERT 3127 (REI)**

**Agent Comments**



**Price:** \$770,000

**Method:** Private Sale

**Date:** 15/11/2023

**Property Type:** Unit



**6/33 Zetland Rd MONT ALBERT 3127 (REI)**

**Agent Comments**



**Price:** \$760,000

**Method:** Private Sale

**Date:** 11/12/2023

**Property Type:** Unit



**7/15 Louise Av MONT ALBERT 3127 (REI)**

**Agent Comments**



**Price:** \$760,000

**Method:** Auction Sale

**Date:** 11/11/2023

**Property Type:** Unit