

# 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 51/781 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)

Range between \$550,000 & \$598,000

### Median sale price

Median price \$770,000 Property Type Unit Suburb Mont Albert

Period - From 01/01/2023 to 31/12/2023 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

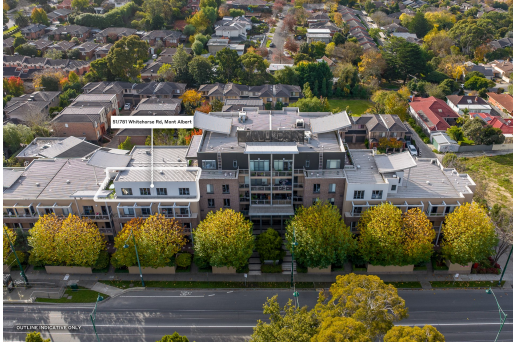
A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1503/11 Prospect St BOX HILL 3128	\$596,000	12/01/2024
2	1806/3 Young St BOX HILL 3128	\$595,000	10/11/2023
3	42/781 Whitehorse Rd MONT ALBERT 3127	\$580,000	15/10/2023

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: 16/03/2024 08:26



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**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$550,000 - \$598,000

**Median Unit Price**

Year ending December 2023: \$770,000

## Comparable Properties

**1503/11 Prospect St BOX HILL 3128 (VG)**

**Agent Comments**

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**Price:** \$596,000

**Method:** Sale

**Date:** 12/01/2024

**Property Type:** Subdivided Flat - Single OYO Flat



**1806/3 Young St BOX HILL 3128 (REI/VG)**

**Agent Comments**

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**Price:** \$595,000

**Method:** Private Sale

**Date:** 10/11/2023

**Property Type:** Apartment



**42/781 Whitehorse Rd MONT ALBERT 3127 (VG)**

**Agent Comments**

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**Price:** \$580,000

**Method:** Sale

**Date:** 15/10/2023

**Property Type:** Subdivided Flat - Single OYO Flat

**Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802**



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