

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

74 Zetland Road, Mont Albert Vic 3127

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$2,332,000 Property Type House Suburb Mont Albert

Period - From 15/04/2023 to 14/04/2024 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	941 Canterbury Rd BOX HILL 3128	\$1,200,000	24/01/2024
2	13 Beech St SURREY HILLS 3127	\$1,150,000	14/02/2024
3	2 Paisley St BOX HILL NORTH 3129	\$1,050,000	09/03/2024

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:

15/04/2024 10:10



 3
  2
  2

Property Type: House
Land Size: 367 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 15/04/2023 - 14/04/2024: \$2,332,000

Comparable Properties



941 Canterbury Rd BOX HILL 3128 (VG)

Agent Comments

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Price: \$1,200,000
Method: Sale
Date: 24/01/2024
Property Type: House (Res)
Land Size: 553 sqm approx



13 Beech St SURREY HILLS 3127 (REI)

Agent Comments

 2
  1
  1

Price: \$1,150,000
Method: Private Sale
Date: 14/02/2024
Property Type: House
Land Size: 425 sqm approx



2 Paisley St BOX HILL NORTH 3129 (REI)

Agent Comments

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  1

Price: \$1,050,000
Method: Auction Sale
Date: 09/03/2024
Property Type: House (Res)
Land Size: 381 sqm approx

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017