

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

774 WHITEHORSE ROAD MONT ALBERT VIC 3127

Indicative selling price

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

Single Price

or range
between

\$2,200,000

&

\$2,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,418,000

Property type

House

Suburb

Mont Albert

Period-from

01 Apr 2023

to

31 Mar 2024

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

10 TRAFALGAR STREET MONT ALBERT VIC 3127	\$2,332,000	22-Feb-24
25 FRANCESCA STREET MONT ALBERT NORTH VIC 3129	\$2,380,000	14-Oct-23
298 BELMORE ROAD BALWYN VIC 3103	\$2,200,000	02-Mar-24

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: 09 April 2024

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**10 TRAFALGAR STREET MONT
ALBERT VIC 3127**
 3  2  2

 Sold Price ^{RS} **\$2,332,000** ^{UN} Sold Date **22-Feb-24**

 Distance **0.99km**

**25 FRANCESCA STREET MONT
ALBERT NORTH VIC 3129**
 3  2  2

 Sold Price **\$2,380,000** Sold Date **14-Oct-23**

 Distance **1.52km**

**298 BELMORE ROAD BALWYN VIC
3103**
 3  -  2

 Sold Price ^{RS} **\$2,200,000** Sold Date **02-Mar-24**

 Distance **1.94km**

RS = Recent sale

UN = Undisclosed Sale

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