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	105/766 Whitehorse Road, Mont Albert Vic 3127

Indicative selling price

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

Single price $699,000

Median sale price*

Median price | Property Type | Suburb Mont Albert

Period - From | to | 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	102/766 Whitehorse Rd MONT ALBERT 3127	$680,000	11/11/2022
2	209/801 Whitehorse Rd MONT ALBERT 3127	$660,000	14/11/2022
3	101/692 Whitehorse Rd MONT ALBERT 3127	$620,000	06/07/2022

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: 18/11/2022 15:53

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

105/766 Whitehorse Road, Mont Albert Vic 3127



2 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$699,000
No median price available

Comparable Properties



102/766 Whitehorse Rd MONT ALBERT 3127 (REI)

2 1 1

Price: $680,000
Method: Private Sale
Date: 11/11/2022
Property Type: Apartment

Agent Comments



209/801 Whitehorse Rd MONT ALBERT 3127 (REI)

2 2 2

Price: $660,000
Method: Private Sale
Date: 14/11/2022
Property Type: Apartment

Agent Comments

101/692 Whitehorse Rd MONT ALBERT 3127 (VG)

1 - -

Price: $620,000
Method: Sale
Date: 06/07/2022
Property Type: Subdivided Flat - Single OYO Flat

Agent Comments

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

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