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	101/43 Zetland Road, Mont Albert Vic 3127

Indicative selling price

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

Range between $900,000 & $990,000

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	202/43 Zetland Rd MONT ALBERT 3127	$1,130,000	15/12/2023
2			
3			

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: 01/03/2024 16:18

101/43 Zetland Road, Mont Albert Vic 3127

Tim Heavyside
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3 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median Unit Price
Year ending December 2023: $770,000

Comparable Properties



202/43 Zetland Rd MONT ALBERT 3127 (REI)

3 2 2

Agent Comments

Price: $1,130,000
Method: Private Sale
Date: 15/12/2023
Property Type: Apartment

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.

Account - Heavyside

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