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	3/666 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	$800,000	&	$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$834,000	Property type	Unit	Suburb	Mont Albert
Period-from	01 Aug 2023	to	31 Jul 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
11/86 VICTORIA CRESCENT MONT ALBERT VIC 3127	$913,000	11-May-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.

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11/86 VICTORIA CRESCENT MONT ALBERT VIC 3127

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Sold Price **$913,000** Sold Date **11-May-24**

Distance **0.62km**

RS = Recent sale **UN** = Undisclosed Sale

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