

## 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

32/741 Whitehorse Road Mont Albert VIC 3127

### Indicative selling price

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

Single Price

\$398,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$737,000

Property type

Unit

Suburb

Mont Albert

Period-from

01 Sep 2018

to

31 Aug 2019

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

205/19 Wellington Road Box Hill VIC 3128	\$350,000	01-May-19
307/712 Station Street Box Hill VIC 3128	\$350,000	15-Aug-19
702/710 Station Street Box Hill VIC 3128	\$360,000	25-May-19

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: 30 September 2019



205/19 Wellington Road Box Hill  
VIC 3128

Sold Price

**\$350,000**

Sold Date

01-May-19

 1  1  1

Distance

0.85km



307/712 Station Street Box Hill VIC  
3128

Sold Price

<sup>RS</sup> **\$350,000**

Sold Date

15-Aug-19

 1  1  1

Distance

1.51km



702/710 Station Street Box Hill VIC  
3128

Sold Price

**\$360,000**

Sold Date

25-May-19

 1  1  1

Distance

1.51km

RS = Recent sale      UN = Undisclosed Sale

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