

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

207/692 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

\$630,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$845,000

Property type

Unit

Suburb

Mont Albert

Period-from

01 Jun 2023

to

31 May 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

501/11 PROSPECT STREET BOX HILL VIC 3128	\$632,492	10-Jan-24
1906/545 STATION STREET BOX HILL VIC 3128	\$635,000	22-Feb-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: 13 June 2024



**501/11 PROSPECT STREET BOX
HILL VIC 3128**

2 1 2

Sold Price

\$632,492

Sold Date

10-Jan-24

Distance

1.1km



**1906/545 STATION STREET BOX
HILL VIC 3128**

2 2 1

Sold Price

\$635,000

Sold Date

22-Feb-24

Distance

1.51km

RS = Recent sale

UN = Undisclosed Sale

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