



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
8/28 Zetland Road,
MONT ALBERT

2  1  1  1 

Indicative selling price

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

Range \$550,000 - \$600,000



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Ross-Hunt

real estate



Sales



Auctioneers



Buyers Advocacy



Rentals



Owners Corporation

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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

8/28 Zetland Road, Mont Albert Vic 3127

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$710,000 Property Type Unit Suburb Mont Albert

Period - From 28/01/2019 to 27/01/2020 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	3/18 Louise Av MONT ALBERT 3127	\$679,000	06/09/2019
2	6/394 Mont Albert Rd MONT ALBERT 3127	\$620,000	13/09/2019
3	G17/692 Whitehorse Rd MONT ALBERT 3127	\$590,000	23/09/2019

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:

28/01/2020 13:09



Property Type:

Agent Comments

Comparable Properties



3/18 Louise Av MONT ALBERT 3127 (REI/VG) Agent Comments



Price: \$679,000

Method: Private Sale

Date: 06/09/2019

Property Type: Apartment

Land Size: 966 sqm approx



6/394 Mont Albert Rd MONT ALBERT 3127 (REI/VG) Agent Comments



Price: \$620,000

Method: Private Sale

Date: 13/09/2019

Rooms: 3

Property Type: Apartment



G17/692 Whitehorse Rd MONT ALBERT 3127 (REI/VG) Agent Comments



Price: \$590,000

Method: Private Sale

Date: 23/09/2019

Rooms: 4

Property Type: Apartment