



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
3/41 Zetland Road,
MONT ALBERT

2 1 1 1

Indicative selling price

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

Range \$520,000 - \$572,000



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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

3/41 Zetland Road, Mont Albert Vic 3127

Indicative selling price

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

Range between \$520,000 & \$572,000

Median sale price

Median price \$715,000 Property Type Unit Suburb Mont Albert

Period - From 03/08/2019 to 02/08/2020 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	2/2 Allison Rd MONT ALBERT NORTH 3129	\$587,000	20/05/2020
2	8/28 Zetland Rd MONT ALBERT 3127	\$582,500	22/02/2020
3	202/662 Whitehorse Rd MONT ALBERT 3127	\$560,000	29/05/2020

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:

03/08/2020 10:14



Property Type: Unit

Agent Comments

Comparable Properties



2/2 Allison Rd MONT ALBERT NORTH 3129 (REI)

Agent Comments



Price: \$587,000

Method: Private Sale

Date: 20/05/2020

Property Type: Unit



8/28 Zetland Rd MONT ALBERT 3127 (REI/VG)

Agent Comments



Price: \$582,500

Method: Auction Sale

Date: 22/02/2020

Property Type: Apartment



202/662 Whitehorse Rd MONT ALBERT 3127 (REI)

Agent Comments



Price: \$560,000

Method: Private Sale

Date: 29/05/2020

Property Type: Apartment