

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

1/1 Leopold Crescent, Mont Albert Vic 3127

Indicative selling price

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

Range between \$780,000 & \$850,000

Median sale price

Median price \$712,830 Property Type Unit Suburb Mont Albert

Period - From 25/07/2022 to 24/07/2023 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	2/13 Benwerrin Rd SURREY HILLS 3127	\$906,000	03/06/2023
2	672 Whitehorse Rd MONT ALBERT 3127	\$845,000	15/07/2023
3	1/14 Essex Rd SURREY HILLS 3127	\$810,000	01/05/2023

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:

25/07/2023 09:48

1/1 Leopold Crescent, Mont Albert Vic 3127

Tim Heavyside
94703390
0403020404
tim@heavyside.co



 2  1  2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$780,000 - \$850,000
Median Unit Price
25/07/2022 - 24/07/2023: \$712,830

Comparable Properties



2/13 Benwerrin Rd SURREY HILLS 3127 (REI) **Agent Comments**

 2  1  1

Price: \$906,000
Method: Auction Sale
Date: 03/06/2023
Property Type: Unit



672 Whitehorse Rd MONT ALBERT 3127 (REI) **Agent Comments**

 2  1  2

Price: \$845,000
Method: Auction Sale
Date: 15/07/2023
Property Type: Unit



1/14 Essex Rd SURREY HILLS 3127 (REI/VG) **Agent Comments**

 2  1  1

Price: \$810,000
Method: Private Sale
Date: 01/05/2023
Property Type: Unit

Account - Heavyside



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