

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 10/92-94 Victoria Crescent, Mont Albert Vic 3127

Indicative selling price

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

Range between \$770,000 & \$820,000

Median sale price

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

Period - From 22/08/2022 to 21/08/2023 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	2/350 Mont Albert Rd MONT ALBERT 3127	\$850,000	25/01/2023
2	672 Whitehorse Rd MONT ALBERT 3127	\$845,000	15/07/2023
3	2/9 Stanhope St MONT ALBERT 3127	\$790,000	31/01/2023

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: 22/08/2023 12:19



 2  1  2

Property Type: Unit
Agent Comments

Comparable Properties

2/350 Mont Albert Rd MONT ALBERT 3127 (VG)

Agent Comments

 2  -  -

Price: \$850,000

Method: Sale

Date: 25/01/2023

Property Type: Flat/Unit/Apartment (Res)



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

2/9 Stanhope St MONT ALBERT 3127 (VG)

Agent Comments

 2  -  -

Price: \$790,000

Method: Sale

Date: 31/01/2023

Property Type: Flat/Unit/Apartment (Res)