# 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 betweer	\$770,000		&		\$820,000					
Median sale pi	rice									
Median price	\$710,000	Pro	operty Type	Unit			Suburb	Mont Albert		
Period - From	22/08/2022	to	21/08/2023		So	urce	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.

Ad	dress 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









Property Type: Unit Agent Comments jeffa@rosshunt.com.au Indicative Selling Price \$770,000 - \$820,000

Jeff Anderson (03) 9835 1151 0411 222 744

Median Unit Price 22/08/2022 - 21/08/2023: \$710,000

# **Comparable Properties**

 2/350 Mont Albert Rd MONT ALBERT 3127
 Agent Comments

 (VG)
 2
 2

 2
 2
 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



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

2/9 Stanhope St MONT ALBERT 3127 (VG)

Agent Comments



Price: \$790,000 Method: Sale Date: 31/01/2023 Property Type: Flat/Unit/Apartment (Res)

Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044

propertydata



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