

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

11/86 Victoria Crescent, Mont Albert Vic 3127

Indicative selling price

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

Range between

\$800,000

 &

\$880,000

Median sale price

Median price

\$770,000

 Property Type

Unit

 Suburb

Mont Albert

Period - From

01/10/2023

 to

31/12/2023

 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	1/666 Whitehorse Rd MONT ALBERT 3127	\$935,000	03/02/2024
2			
3			

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:

11/04/2024 13:40

11/86 Victoria Crescent, Mont Albert Vic 3127

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Property Type:
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median Unit Price
December quarter 2023: \$770,000

Comparable Properties



1/666 Whitehorse Rd MONT ALBERT 3127 (REI)

Agent Comments



Price: \$935,000
Method: Auction Sale
Date: 03/02/2024
Property Type: Unit

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.

Account - Heavyside



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