

## 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

2/11 LEOPOLD CRESCENT MONT ALBERT VIC 3127

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$845,000

Property type

Unit

Suburb

Mont Albert

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

### 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 6 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

5/3 INGLISBY ROAD MONT ALBERT VIC 3127	\$780,000	15-Jun-24
2/23 BROUGHTON ROAD SURREY HILLS VIC 3127	\$760,000	09-Mar-24
3/17 ALBERT CRESCENT SURREY HILLS VIC 3127	\$841,000	25-May-24

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 6 months.~~

This Statement of Information was prepared on: 24 June 2024



**5/3 INGLISBY ROAD MONT  
ALBERT VIC 3127**

 2  1  1

Sold Price <sup>RS</sup> **\$780,000** Sold Date **15-Jun-24**

Distance **0.89km**



**2/23 BROUGHTON ROAD SURREY  
HILLS VIC 3127**

 2  1  1

Sold Price **\$760,000** Sold Date **09-Mar-24**

Distance **0.71km**



**3/17 ALBERT CRESCENT SURREY  
HILLS VIC 3127**

 2  1  2

Sold Price <sup>RS</sup> **\$841,000** <sup>UN</sup> Sold Date **25-May-24**

Distance **0.2km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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