

# 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

4/39 Victoria 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)

Range between \$750,000 & \$825,000

### 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	2/75 Tyne St BOX HILL NORTH 3129	\$841,000	10/02/2024
2	4/85 Windsor Cr MONT ALBERT 3127	\$835,000	28/10/2023
3	10/92-94 Victoria Cr MONT ALBERT 3127	\$770,000	22/09/2023

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:

26/02/2024 08:43



woodards 

## 4/39 Victoria Crescent, Mont Albert

### Additional information

Council Rates: \$1290.95pa (Refer Section 32)  
Water Rates: \$185pq plus usage (Refer Section 32)  
Owners Corp: \$375pq (Refer Section 32)  
Neighbourhood Residential Zone- Schedule 5  
Significant Overlay- Schedule 9  
Land size: 181sqm approx.  
Hardwood timber floorboards (recently polished)  
Gas ducted heating  
Evaporative cooling  
Security doors  
4 burner gas cooktop, electric oven, Dishwasher  
Renovated bathroom- free standing bath  
Heated towel rail  
Large courtyard  
Single garage plus 2<sup>nd</sup> car space (not on title)

### Rental Estimate

\$480- \$520pw based on current market conditions

**Chattels** All fixed floor coverings, fixed light fittings and window furnishings as inspected

### Close proximity to

#### Schools

Mont Albert Primary- Barloa Rd, Mont Albert (300m via Trent St)  
Koonung Secondary- Elgar Rd, Mont Albert North (2.3km)  
Box Hill Senior Secondary- Dunloe Ave, Mont Albert (1.3km)

#### Shops

Box Hill Central- Whitehorse Rd, Box Hill (1.5km)  
Balwyn Village- Whitehorse Road, Balwyn (2.1km)  
Westfield Doncaster- Doncaster Rd, Doncaster (4.2km)

#### Parks

Kingsley Garden- Whitehorse Rd, Mont Albert (850m)  
Mont Albert Reserve- Melrose St, Mont Albert (850m)

#### Transport

Box Hill Train Station (1.5km)  
Tram 109 Box Hill – Port Melbourne  
Bus 284 Doncaster – Box Hill

#### Settlement

30/60 days or any other such terms that have been agreed to in writing by the vendor prior to auction



**Julian Badenach**  
0414 609 665



**Jessica Hellmann**  
0411 034 939

Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

**Blackburn 100 South Parade 9894 1000**

**woodards.com.au**