Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 49 Windsor Crescent, Mont Albert Vic 3127

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$3,000,000		&		\$3,300,000				
Median sale price									
Median price	\$2,423,000	Pro	operty Type	Hou	se		Suburb	Mont Albert	
Period - From	01/04/2024	to	31/03/2025		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 sixmonths 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	51 Russell St SURREY HILLS 3127	\$3,210,000	05/02/2025
2	12 Nicholsdale Rd CAMBERWELL 3124	\$3,010,000	16/11/2024
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.

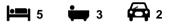
This Statement of Information was prepared on:

30/04/2025 10:12









Property Type: House **Land Size:** 536 sqm approx Agent Comments Indicative Selling Price \$3,000,000 - \$3,300,000 Median House Price Year ending March 2025: \$2,423,000

Comparable Properties

51 Russell St SURREY HILLS 3127 (REI/VG) 5 3 9 3 <th>Agent Comments</th>	Agent Comments
12 Nicholsdale Rd CAMBERWELL 3124 (REI/VG) 4 2 2 2 Price: \$3,010,000 Method: Auction Sale Date: 16/11/2024 Property Type: House (Res) Land Size: 613 sqm approx	Agent Comments

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 - Jellis Craig | P: 03 9428 3333



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