

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 5 Victoria Crescent, Mont Albert Vic 3127

Indicative selling price

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

Range between \$3,000,000 & \$3,300,000

Median sale price

Median price \$2,625,000 Property Type House Suburb Mont Albert

Period - From 01/04/2023 to 30/06/2023 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	55 Guildford Rd SURREY HILLS 3127	\$3,750,000	31/03/2023
2	41 Faversham Rd CANTERBURY 3126	\$3,380,000	04/03/2023
3	6 Louise Av MONT ALBERT 3127	\$3,115,000	04/03/2023

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: 01/08/2023 13:28

5 Victoria Crescent, Mont Albert Vic 3127

Tim Heavyside
94703390
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tim@heavyside.co



 5  2  3

Property Type: House
Land Size: 611 sqm approx
Agent Comments

Indicative Selling Price
\$3,000,000 - \$3,300,000
Median House Price
June quarter 2023: \$2,625,000

Comparable Properties



55 Guildford Rd SURREY HILLS 3127 (REI)

Agent Comments

 5  3  2

Price: \$3,750,000
Method: Sold Before Auction
Date: 31/03/2023
Property Type: House (Res)
Land Size: 766 sqm approx



41 Faversham Rd CANTERBURY 3126 (REI)

Agent Comments

 5  2  2

Price: \$3,380,000
Method: Private Sale
Date: 04/03/2023
Property Type: House
Land Size: 692 sqm approx



6 Louise Av MONT ALBERT 3127 (REI)

Agent Comments

 4  2  2

Price: \$3,115,000
Method: Auction Sale
Date: 04/03/2023
Property Type: House (Res)
Land Size: 801 sqm approx

Account - Heavyside



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