

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

8/82 Victoria Crescent, Mont Albert Vic 3127
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Indicative selling price

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

Range between

\$680,000

 &

\$740,000

Median sale price

Median price

\$810,000

 Property Type

Unit

 Suburb

Mont Albert

Period - From

01/07/2023

 to

30/09/2023

 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	6/33 Zetland Rd MONT ALBERT 3127	\$760,000	11/12/2023
2	2/6 Westminster St BALWYN 3103	\$745,000	07/10/2023
3	3/4 Westminster St BALWYN 3103	\$680,000	11/12/2023

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:

15/12/2023 15:14



Rooms: 4

Property Type: Villa

Comparable Properties



6/33 Zetland Rd MONT ALBERT 3127 (REI)

Agent Comments



Price: \$760,000

Method: Private Sale

Date: 11/12/2023

Property Type: Unit



2/6 Westminster St BALWYN 3103 (REI)

Agent Comments



Price: \$745,000

Method: Auction Sale

Date: 07/10/2023

Property Type: Unit



3/4 Westminister St BALWYN 3103 (REI)

Agent Comments



Price: \$680,000

Method: Private Sale

Date: 11/12/2023

Property Type: Unit