

# 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 3/7 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)

Range between \$700,000 & \$770,000

### Median sale price

Median price \$765,000 Property Type Unit Suburb Mont Albert

Period - From 01/07/2023 to 30/06/2024 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	3/14 Lorne Pde MONT ALBERT 3127	\$805,000	06/07/2024
2	5/3 Inglisby Rd MONT ALBERT 3127	\$780,000	15/06/2024
3	4/39 Victoria Cr MONT ALBERT 3127	\$791,000	23/03/2024

**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: 09/08/2024 09:29

3/7 Leopold Crescent, Mont Albert Vic 3127

Tim Heavyside  
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**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$700,000 - \$770,000  
**Median Unit Price**  
Year ending June 2024: \$765,000

## Comparable Properties



3/14 Lorne Pde MONT ALBERT 3127 (REI)

**Agent Comments**

 2  1  1

**Price:** \$805,000  
**Method:** Auction Sale  
**Date:** 06/07/2024  
**Property Type:** Unit



5/3 Inglisby Rd MONT ALBERT 3127 (REI/VG)

**Agent Comments**

 2  1  1

**Price:** \$780,000  
**Method:** Auction Sale  
**Date:** 15/06/2024  
**Property Type:** Unit



4/39 Victoria Cr MONT ALBERT 3127 (REI/VG)

**Agent Comments**

 2  1  1

**Price:** \$791,000  
**Method:** Auction Sale  
**Date:** 23/03/2024  
**Property Type:** Unit

**Account - Heavyside**



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