

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

1/96 VICTORIA CRESCENT MONT ALBERT VIC 3127

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$845,000

Property type

Unit

Suburb

Mont Albert

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

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 6 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

1/90 VICTORIA CRESCENT MONT ALBERT VIC 3127	\$1,235,000	24-Feb-24
23/1 NANGNAK LANE MONT ALBERT VIC 3127	\$1,160,000	23-Mar-24

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 6 months.

This Statement of Information was prepared on: 13 June 2024



**1/90 VICTORIA CRESCENT MONT
ALBERT VIC 3127**

 3  2  2

Sold Price

\$1,235,000

Sold Date

24-Feb-24

Distance

0.05km



**23/1 NANGNAK LANE MONT
ALBERT VIC 3127**

 3  2  2

Sold Price

^{RS} **\$1,160,000**

Sold Date

23-Mar-24

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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