

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

70 Victoria Crescent, Mont Albert Vic 3127

Indicative selling price

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

Single price \$2,428,000

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	24 Serpentine St MONT ALBERT 3127	\$2,600,000	03/03/2023
2	43 Victoria Cr MONT ALBERT 3127	\$2,580,000	11/05/2023
3	45 Florence Rd SURREY HILLS 3127	\$2,445,000	18/02/2023

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:

29/07/2023 16:23



 4  2  2

Property Type: House (Res)

Land Size: 625 sqm approx

Agent Comments

Indicative Selling Price

\$2,428,000

Median House Price

June quarter 2023: \$2,625,000

Comparable Properties



24 Serpentine St MONT ALBERT 3127 (REI/VG)

Agent Comments

 4  3  2

Price: \$2,600,000

Method: Sold Before Auction

Date: 03/03/2023

Property Type: House (Res)

Land Size: 581 sqm approx



43 Victoria Cr MONT ALBERT 3127 (REI)

Agent Comments

 3  2  4

Price: \$2,580,000

Method: Sold Before Auction

Date: 11/05/2023

Property Type: House (Res)



45 Florence Rd SURREY HILLS 3127 (REI/VG) Agent Comments

 5  4  2

Price: \$2,445,000

Method: Auction Sale

Date: 18/02/2023

Property Type: House (Res)

Land Size: 813 sqm approx