

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

45 Victoria Crescent, Mont Albert Vic 3127

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$2,330,000

Property Type House

Suburb Mont Albert

Period - From 14/01/2020

to

13/01/2021

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	43 Erasmus St SURREY HILLS 3127	\$1,450,000	09/12/2020
2	83 Strabane Av MONT ALBERT NORTH 3129	\$1,381,000	03/10/2020
3	26 Lincoln Av MONT ALBERT NORTH 3129	\$1,357,911	18/09/2020

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:

14/01/2021 17:04



Property Type: House (Previously Occupied - Detached)
Land Size: 888 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
14/01/2020 - 13/01/2021: \$2,330,000

Comparable Properties



43 Erasmus St SURREY HILLS 3127 (REI)

Agent Comments



Price: \$1,450,000
Method: Private Sale
Date: 09/12/2020
Property Type: House
Land Size: 673 sqm approx



83 Strabane Av MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments



Price: \$1,381,000
Method: Private Sale
Date: 03/10/2020
Property Type: House (Res)
Land Size: 697 sqm approx



26 Lincoln Av MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments



Price: \$1,357,911
Method: Private Sale
Date: 18/09/2020
Rooms: 7
Property Type: House
Land Size: 925 sqm approx