

# 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

1/29 Victoria 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

\$1,550,000

&

\$1,650,000

### Median sale price

Median price

\$1,215,000

Property Type

Townhouse

Suburb

Mont Albert

Period - From

28/06/2021

to

27/06/2022

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	1a Lemon Rd BALWYN NORTH 3104	\$1,650,000	23/03/2022
2	2/54 Relowe Cr MONT ALBERT NORTH 3129	\$1,600,000	19/01/2022
3	1/9 Morris St DONCASTER 3108	\$1,559,500	07/05/2022

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:

28/06/2022 14:21



3 1 2

**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 835 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,550,000 - \$1,650,000  
**Median Townhouse Price**  
 28/06/2021 - 27/06/2022: \$1,215,000

## Comparable Properties



1a Lemon Rd BALWYN NORTH 3104 (REI)

Agent Comments

4 3 2

**Price:** \$1,650,000  
**Method:** Private Sale  
**Date:** 23/03/2022  
**Property Type:** Townhouse (Single)  
**Land Size:** 299 sqm approx



2/54 Relowe Cr MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

4 4 2

**Price:** \$1,600,000  
**Method:** Private Sale  
**Date:** 19/01/2022  
**Property Type:** Townhouse (Single)



1/9 Morris St DONCASTER 3108 (REI)

Agent Comments

4 3 2

**Price:** \$1,559,500  
**Method:** Auction Sale  
**Date:** 07/05/2022  
**Property Type:** Townhouse (Res)  
**Land Size:** 326 sqm approx