

## 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

127B WINDSOR 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,280,000

&

\$1,340,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,438,000

Property type

House

Suburb

Mont Albert

Period-from

01 Oct 2021

to

30 Sep 2022

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

|                                             |             |           |
|---------------------------------------------|-------------|-----------|
| 1/29 TRAFALGAR STREET MONT ALBERT VIC 3127  | \$1,120,000 | 22-Oct-22 |
| 1/25 NEWTON STREET SURREY HILLS VIC 3127    | \$1,378,000 | 12-May-22 |
| 2/575 WHITEHORSE ROAD SURREY HILLS VIC 3127 | \$1,320,000 | 16-Oct-22 |

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: 24 October 2022



**1/29 TRAFALGAR STREET MONT  
ALBERT VIC 3127**

3 2 2

Sold Price <sup>RS</sup> **\$1,120,000** <sup>UN</sup> Sold Date **22-Oct-22**

Distance **0.93km**



**1/25 NEWTON STREET SURREY  
HILLS VIC 3127**

3 2 2

Sold Price **\$1,378,000** Sold Date **12-May-22**

Distance **0.78km**



**2/575 WHITEHORSE ROAD  
SURREY HILLS VIC 3127**

3 2 2

Sold Price <sup>RS</sup> **\$1,320,000** <sup>UN</sup> Sold Date **16-Oct-22**

Distance **1.76km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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