

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

20 Leopold Crescent, Mont Albert Vic 3127

Indicative selling price

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

Single price

\$2,399,000

Median sale price

Median price

\$2,438,000

Property Type

House

Suburb

Mont Albert

Period - From

01/01/2022

to

31/03/2022

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	254 Mont Albert Rd SURREY HILLS 3127	\$2,452,000	04/12/2021
2	265 Mont Albert Rd SURREY HILLS 3127	\$2,450,000	19/04/2022
3	15 Pembroke St SURREY HILLS 3127	\$2,405,000	20/11/2021

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:

16/05/2022 09:32



5 2 3

Property Type: House
Land Size: 765 sqm approx
Agent Comments

Indicative Selling Price
\$2,399,000
Median House Price
March quarter 2022: \$2,438,000

Comparable Properties



254 Mont Albert Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

4 2 2

Price: \$2,452,000
Method: Auction Sale
Date: 04/12/2021
Property Type: House (Res)
Land Size: 585 sqm approx



265 Mont Albert Rd SURREY HILLS 3127 (REI) **Agent Comments**

5 2 3

Price: \$2,450,000
Method: Private Sale
Date: 19/04/2022
Property Type: House
Land Size: 858 sqm approx



15 Pembroke St SURREY HILLS 3127 (REI/VG) **Agent Comments**

4 2 1

Price: \$2,405,000
Method: Auction Sale
Date: 20/11/2021
Property Type: House (Res)
Land Size: 664 sqm approx

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017