

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

39 Windsor Crescent, Mont Albert Vic 3127

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$2,499,000 Property Type House Suburb Mont Albert

Period - From 31/03/2021 to 30/03/2022 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	23 St Johns Av MONT ALBERT 3127	\$1,682,500	15/10/2021
2	35 Landale St BOX HILL 3128	\$1,505,000	04/12/2021
3	27 McGregor St CANTERBURY 3126	\$1,370,000	26/03/2022

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:

31/03/2022 13:09



Property Type: House (Previously Occupied - Detached)
Land Size: 471 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
31/03/2021 - 30/03/2022: \$2,499,000

Comparable Properties



23 St Johns Av MONT ALBERT 3127 (REI/VG) **Agent Comments**



Price: \$1,682,500
Method: Auction Sale
Date: 15/10/2021
Property Type: House (Res)
Land Size: 509 sqm approx



35 Landale St BOX HILL 3128 (REI/VG) **Agent Comments**



Price: \$1,505,000
Method: Auction Sale
Date: 04/12/2021
Property Type: House (Res)
Land Size: 539 sqm approx



27 McGregor St CANTERBURY 3126 (REI) **Agent Comments**



Price: \$1,370,000
Method: Auction Sale
Date: 26/03/2022
Property Type: House (Res)
Land Size: 189 sqm approx