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

4/11 Leopold Crescent, Mont Albert Vic 3127

Indicative selling price

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

Range between | $700,000 | & | $770,000 |

Median sale price

Median price	$710,000	Property Type	Unit	Suburb	Mont Albert
Period - From	01/07/2022	to	30/06/2023	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	4/12 Essex Rd SURREY HILLS 3127	$750,000	08/09/2023
2	3/14 Essex Rd SURREY HILLS 3127	$720,000	02/09/2023
3	5/90 Middlesex Rd SURREY HILLS 3127	$700,000	26/08/2023

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: | 18/09/2023 15:43 |

CONSUMER AFFAIRS VICTORIA

4/11 Leopold Crescent, Mont Albert Vic 3127

Tim Heavyside
94703390
0403020404
tim@heavyside.co

2   **1**   **1**

Property Type: Unit

Agent Comments

Indicative Selling Price
$700,000 - $770,000
Median Unit Price
Year ending June 2023: $710,000

Comparable Properties

4/12 Essex Rd SURREY HILLS 3127 (REI)

2   **1**   **1**

Price: $750,000
Method: Private Sale
Date: 08/09/2023
Property Type: Unit
Land Size: 180 sqm approx

Agent Comments

3/14 Essex Rd SURREY HILLS 3127 (REI)

2   **1**   **1**

Price: $720,000
Method: Auction Sale
Date: 02/09/2023
Property Type: Unit

Agent Comments

5/90 Middlesex Rd SURREY HILLS 3127 (REI)

2   **1**   **1**

Price: $700,000
Method: Auction Sale
Date: 26/08/2023
Property Type: Unit

Agent Comments

Account - Heavyside