

# 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](http://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

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)

**Agent Comments**

2 1 1

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



3/14 Essex Rd SURREY HILLS 3127 (REI)

**Agent Comments**

2 1 1

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



5/90 Middlesex Rd SURREY HILLS 3127 (REI)

**Agent Comments**

2 1 1

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

**Account - Heavyside**



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.