

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

52 Victoria Crescent, Mont Albert Vic 3127

Indicative selling price

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

Range between \$2,650,000 & \$2,850,000

Median sale price

Median price \$2,310,000 Property Type House Suburb Mont Albert

Period - From 01/10/2022 to 30/09/2023 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	5 Victoria Cr MONT ALBERT 3127	\$3,320,000	26/08/2023
2	6 Blenheim Av MONT ALBERT 3127	\$2,950,000	07/09/2023
3	5a Gilbert St MONT ALBERT 3127	\$2,670,000	27/05/2023

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:

14/10/2023 16:49

52 Victoria Crescent, Mont Albert Vic 3127

Tim Heavyside
94703390
0403020404
tim@heavyside.co



4 3 2

Property Type: House

Agent Comments

Indicative Selling Price

\$2,650,000 - \$2,850,000

Median House Price

Year ending September 2023: \$2,310,000

Comparable Properties



5 Victoria Cr MONT ALBERT 3127 (REI)

Agent Comments

5 2 3

Price: \$3,320,000

Method: Auction Sale

Date: 26/08/2023

Property Type: House (Res)

Land Size: 613 sqm approx



6 Blenheim Av MONT ALBERT 3127 (REI)

Agent Comments

5 2 2

Price: \$2,950,000

Method: Sold Before Auction

Date: 07/09/2023

Property Type: House (Res)

Land Size: 634 sqm approx



5a Gilbert St MONT ALBERT 3127 (REI/VG)

Agent Comments

4 2 2

Price: \$2,670,000

Method: Auction Sale

Date: 27/05/2023

Property Type: House

Land Size: 507 sqm approx

Account - Heavyside



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