

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 8/86 Victoria Crescent, MONT ALBERT 3127

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$950,000 - \$1,045,000**

### Median sale price

Median **House** for **MONT ALBERT** for period **Apr 2019 - Jun 2019**

Sourced from **Pricefinder**.

**\$770,000**

### Comparable property sales

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 the most comparable to the property for sale.

**2/16 Box Hill Crescent,**  
Mont Albert North 3129

Price **\$988,000** Sold

**6/24 Howard Street,**  
Box Hill 3128

Price **\$1,102,000** Sold 13  
February 2019

**3/2 Hotham Street,**  
Mont Albert 3127

Price **\$1,028,000** Sold 04  
May 2019

This Statement of Information was prepared on 16th Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

3 beds

2 baths

2 parking

### Ray White Forest Hill

10b/27/29 Mahoneys Road,  
Forest Hill VIC 3131

### Contact agents



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