

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

10/92-94 Victoria Crescent, Mont Albert Vic 3127

Indicative selling price

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

Range between \$750,000 & \$790,000

Median sale price

Median price \$705,000 Property Type Unit Suburb Mont Albert

Period - From 29/08/2022 to 28/08/2023 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	2/350 Mont Albert Rd MONT ALBERT 3127	\$850,000	25/01/2023
2	672 Whitehorse Rd MONT ALBERT 3127	\$845,000	15/07/2023
3	2/9 Stanhope St MONT ALBERT 3127	\$790,000	31/01/2023

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:

29/08/2023 10:10

10/92-94 Victoria Crescent, Mont Albert Vic 3127



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Indicative Selling Price

\$750,000 - \$790,000

Median Unit Price

29/08/2022 - 28/08/2023: \$705,000



Property Type:

Divorce/Estate/Family Transfers

Agent Comments

Comparable Properties



2/350 Mont Albert Rd MONT ALBERT 3127 (VG)

Agent Comments



Price: \$850,000

Method: Sale

Date: 25/01/2023

Property Type: Flat/Unit/Apartment (Res)



672 Whitehorse Rd MONT ALBERT 3127 (REI)

Agent Comments



Price: \$845,000

Method: Auction Sale

Date: 15/07/2023

Property Type: Unit



2/9 Stanhope St MONT ALBERT 3127 (VG)

Agent Comments



Price: \$790,000

Method: Sale

Date: 31/01/2023

Property Type: Flat/Unit/Apartment (Res)

Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044



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