

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

4/90 VICTORIA CRESCENT MONT ALBERT VIC 3127

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$730,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$792,000

Property type

Unit

Suburb

Mont Albert

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

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 6 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

2/90 VICTORIA CRESCENT MONT ALBERT VIC 3127	\$850,000	14-Aug-24
1/412 MONT ALBERT ROAD MONT ALBERT VIC 3127	\$750,000	30-Sep-24

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 6 months.

This Statement of Information was prepared on: 28 January 2025



**2/90 VICTORIA CRESCENT MONT
ALBERT VIC 3127**

Sold Price

\$850,000

Sold Date

14-Aug-24

 2  1  2

Distance

0.05km



**1/412 MONT ALBERT ROAD MONT
ALBERT VIC 3127**

Sold Price

\$750,000

Sold Date

30-Sep-24

 2  1  1

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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