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	3/92 Victoria Crescent, Mont Albert Vic 3127

Indicative selling price

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

Single price $799,000

Median sale price

Median price $826,500 Property Type Unit Suburb Mont Albert

Period - From 01/04/2022 to 30/06/2022 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	5/39 Zetland Rd MONT ALBERT 3127	$804,000	31/05/2022
2	3/7 Dunloe Av MONT ALBERT NORTH 3129	$804,000	11/02/2022
3	3/75 Tyne St BOX HILL NORTH 3129	$790,000	27/04/2022

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: 01/08/2022 09:42

3/92 Victoria Crescent, Mont Albert Vic 3127



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$799,000
Median Unit Price
June quarter 2022: $826,500

Comparable Properties



5/39 Zetland Rd MONT ALBERT 3127 (REI)

2 1 1

Price: $804,000
Method: Private Sale
Date: 31/05/2022
Rooms: 3
Property Type: Unit

Agent Comments



3/7 Dunloe Av MONT ALBERT NORTH 3129 (REI/VG)

2 1 1

Price: $804,000
Method: Private Sale
Date: 11/02/2022
Property Type: Unit
Land Size: 190 sqm approx

Agent Comments



3/75 Tyne St BOX HILL NORTH 3129 (REI)

2 1 1

Price: $790,000
Method: Private Sale
Date: 27/04/2022
Property Type: Unit
Land Size: 160 sqm approx

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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