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	1/90 Victoria Crescent, Mont Albert Vic 3127

Indicative selling price

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

Range between $950,000 & $1,045,000

Median sale price

Median price $770,000 Property Type Unit Suburb Mont Albert

Period - From 01/10/2023 to 31/12/2023 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	2/529 Whitehorse Rd SURREY HILLS 3127	$1,386,000	05/08/2023
2	3/4 Florence Rd SURREY HILLS 3127	$1,270,000	07/12/2023
3	2/7 George St MONT ALBERT 3127	$1,150,000	02/09/2023

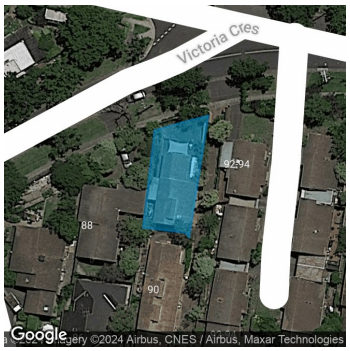
OR

~~**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: 24/01/2024 13:21

1/90 Victoria Crescent, Mont Albert Vic 3127

Tim Heavyside
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3 2 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$950,000 - $1,045,000
Median Unit Price
December quarter 2023: $770,000

Comparable Properties



2/529 Whitehorse Rd SURREY HILLS 3127 (REI/VG)

3 2 2

Price: $1,386,000
Method: Auction Sale
Date: 05/08/2023
Property Type: Unit

Agent Comments



3/4 Florence Rd SURREY HILLS 3127 (REI)

3 2 2

Price: $1,270,000
Method: Auction Sale
Date: 07/12/2023
Property Type: Unit

Agent Comments



2/7 George St MONT ALBERT 3127 (REI/VG)

3 2 2

Price: $1,150,000
Method: Auction Sale
Date: 02/09/2023
Property Type: Unit

Agent Comments

Account - Heavyside

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