## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 3/1 Leopold Crescent, Mont Albert Vic 3127

#### Indicative selling price

For the meaning	of this price see	consu	umer.vic.go	v.au/	<i>underquot</i>	ing		
Range betweer	n \$630,000		&		\$690,000			
Median sale p	rice							
Median price	\$837,500	Prop	perty Type	Unit			Suburb	Mont Albert
Period - From	01/10/2021	to S	30/09/2022		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	2/15 James St BOX HILL 3128	\$658,000	03/09/2022
2	1/11 Northcote Av BALWYN 3103	\$669,000	23/08/2022
3	3/1 Kinsale Cr MONT ALBERT NORTH 3129	\$680,000	30/07/2022

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:

29/11/2022 13:14





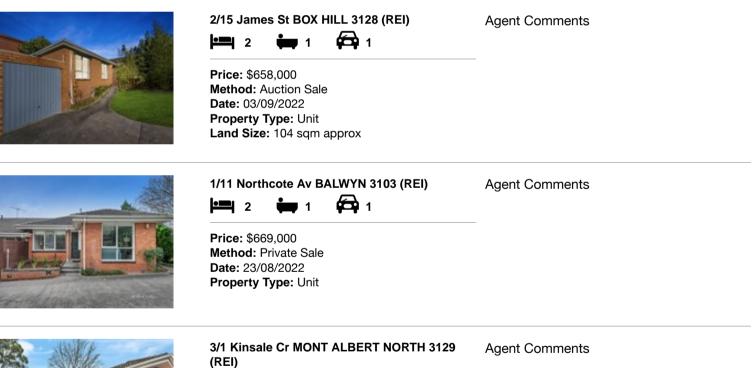




**Property Type:** Agent Comments

**Indicative Selling Price** \$630,000 - \$690,000 **Median Unit Price** Year ending September 2022: \$837,500

# **Comparable Properties**







Price: \$680.000 Method: Auction Sale Date: 30/07/2022 Property Type: Unit

### Account - Noel Jones | P: 03 98996466 | F: 03 9899 5150



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