

# 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

3/1 Leopold Crescent, Mont Albert Vic 3127

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$630,000 & \$690,000

### Median sale price

Median price \$837,500 Property Type Unit Suburb Mont Albert

Period - From 01/10/2021 to 30/09/2022 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	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



**2/15 James St BOX HILL 3128 (REI)**

Agent Comments



**Price:** \$658,000  
**Method:** Auction Sale  
**Date:** 03/09/2022  
**Property Type:** Unit  
**Land Size:** 104 sqm approx



**1/11 Northcote Av BALWYN 3103 (REI)**

Agent Comments



**Price:** \$669,000  
**Method:** Private Sale  
**Date:** 23/08/2022  
**Property Type:** Unit



**3/1 Kinsale Cr MONT ALBERT NORTH 3129 (REI)**

Agent Comments



**Price:** \$680,000  
**Method:** Auction Sale  
**Date:** 30/07/2022  
**Property Type:** Unit

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