

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

169 Monbulk Road Silvan VIC 3795

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

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,119,000

Property type

House

Suburb

Silvan

Period-from

01 Feb 2021

to

31 Jan 2022

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

124 Monbulk Road Mount Evelyn VIC 3796	\$660,000	20-Jul-21
9 Henderson Hill Road Silvan VIC 3795	\$680,000	13-Dec-21
36 Olinda Creek Road Kalorama VIC 3766	\$785,000	02-Dec-21

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.~~

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124 Monbulk Road Mount Evelyn VIC 3796

3 Beds 1 Bath - Car

Sold Price **\$660,000** Sold Date **20-Jul-21**

Distance **1.89km**



9 Henderson Hill Road Silvan VIC 3795

1 Bed 1 Bath 1 Car

Sold Price ^{RS} **\$680,000** ^{UN} Sold Date **13-Dec-21**

Distance **0.26km**



36 Olinda Creek Road Kalorama VIC 3766

2 Beds 1 Bath 1 Car

Sold Price **\$785,000** Sold Date **02-Dec-21**

Distance **2.37km**

RS = Recent sale

UN = Undisclosed Sale

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