

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

1/8 Sylvan Street, Montmorency Vic 3094

Indicative selling price

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

Single price

\$855,000

Median sale price

Median price

\$720,500

Property Type

Unit

Suburb

Montmorency

Period - From

01/01/2021

to

31/03/2021

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	3/8 Railway Rd BRIAR HILL 3088	\$800,000	19/06/2021
2	6/12 Calrossie Av MONTMORENCY 3094	\$888,000	19/06/2021
3	4/76 Airlie Rd MONTMORENCY 3094	\$837,000	19/06/2021

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:

14/07/2021 16:40

1/8 Sylvan Street, Montmorency Vic 3094

**Jellis
Craig**

Steve Schumann

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Indicative Selling Price

\$855,000

Median Unit Price

March quarter 2021: \$720,500



3 1 2

Property Type: House

Land Size: 329 sqm approx

Agent Comments

Comparable Properties



3/8 Railway Rd BRIAR HILL 3088 (REI)

Agent Comments

3 1 2

Price: \$800,000

Method: Sold Before Auction

Date: 19/06/2021

Property Type: Unit

Land Size: 279 sqm approx



6/12 Calrossie Av MONTMORENCY 3094 (REI) Agent Comments

3 1 2

Price: \$888,000

Method: Sold Before Auction

Date: 19/06/2021

Property Type: Townhouse (Res)



4/76 Airlie Rd MONTMORENCY 3094 (REI)

Agent Comments

3 2 2

Price: \$837,000

Method: Auction Sale

Date: 19/06/2021

Rooms: 5

Property Type: Unit

Land Size: 324 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192