

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

2/8 Sylvan Street, Montmorency Vic 3094

Indicative selling price

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

Range between

\$550,000

&

\$600,000

Median sale price

Median price

\$622,500

Property Type

Unit

Suburb

Montmorency

Period - From

01/07/2018

to

30/06/2019

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	6/30 Alexander St MONTMORENCY 3094	\$595,000	18/09/2019
2	2/97 Mountain View Rd MONTMORENCY 3094	\$582,000	01/05/2019
3			

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:

10/10/2019 13:08

2/8 Sylvan Street, Montmorency Vic 3094

**Jellis
Craig**

Scott Nugent
0438 054 993
scottnugent@jellisraig.com.au



2 1 1

Property Type: Unit
Land Size: 160.899993896484
sqm approx
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
Year ending June 2019: \$622,500

Comparable Properties



6/30 Alexander St MONTMORENCY 3094 (REI) **Agent Comments**

2 1 1

Price: \$595,000
Method: Private Sale
Date: 18/09/2019
Property Type: Unit
Land Size: 200 sqm approx



2/97 Mountain View Rd MONTMORENCY 3094 (REI/VG) **Agent Comments**

2 1 1

Price: \$582,000
Method: Private Sale
Date: 01/05/2019
Property Type: Unit
Land Size: 181 sqm approx

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.

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.