Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	2/8 Sylvan Street, Montmorency Vic 3094
Including suburb and	
postcode	
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Indicative selling price

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

Range between \$550,000 & \$600,000	Range between	\$550,000	&	\$600,000
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Median sale price

Median price	\$622,500	Pro	pperty Type Uni	t		Suburb	Montmorency
Period - From	01/07/2018	to	30/06/2019	So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Au	areas or comparable property	1 1100	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



Date of sale



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Property Type: Unit

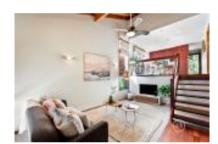
Land Size: 160.899993896484

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 **₽**

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 Agent Comments

(REI/VG)

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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.

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