

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

98a Monbulk-Seville Road, Silvan 3765

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price \$2,250,000

&

\$2,350,000

Median sale price

Median price \$912,500

Property type

House

Suburb

Silvan

Period - From

27/06/2022

to

27/06/2023

Source

PDOL

Comparable property sales

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: 27/06/2023