

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

2/4 Sylvan Street, Montmorency Vic 3094

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$843,500

Property Type Unit

Suburb Montmorency

Period - From 01/07/2021

to

30/06/2022

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	2/34 Williams Rd BRIAR HILL 3088	\$860,000	01/07/2022
2	2/15 Paton St MONTMORENCY 3094	\$850,000	07/05/2022
3	1/15 Paton St MONTMORENCY 3094	\$837,500	16/05/2022

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:

02/08/2022 13:47

2/4 Sylvan Street, Montmorency Vic 3094

**Jellis
Craig**

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



3 1 2

Property Type: House
Land Size: 394 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median Unit Price
Year ending June 2022: \$843,500

Comparable Properties



2/34 Williams Rd BRIAR HILL 3088 (REI)

Agent Comments

3 2 2

Price: \$860,000
Method: Private Sale
Date: 01/07/2022
Rooms: 5
Property Type: Unit
Land Size: 491 sqm approx



2/15 Paton St MONTMORENCY 3094 (REI/VG)

Agent Comments

3 1 1

Price: \$850,000
Method: Private Sale
Date: 07/05/2022
Property Type: Unit
Land Size: 250 sqm approx



1/15 Paton St MONTMORENCY 3094 (REI)

Agent Comments

3 1 1

Price: \$837,500
Method: Private Sale
Date: 16/05/2022
Property Type: Townhouse (Single)
Land Size: 230 sqm approx

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



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