

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

2/10 Sylvan Street, Montmorency Vic 3094

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$837,500

Property Type Unit

Suburb Montmorency

Period - From 01/01/2022

to

31/12/2022

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	2/4 Sylvan St MONTMORENCY 3094	\$985,000	06/08/2022
2	1/130 Sherbourne Rd MONTMORENCY 3094	\$972,000	08/09/2022
3	4/63 Mountain View Rd MONTMORENCY 3094	\$950,000	28/12/2022

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:

02/02/2023 10:44

2/10 Sylvan Street, Montmorency Vic 3094

**Jellis
Craig**

Scott Nugent
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3 2 2

Property Type:
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median Unit Price
Year ending December 2022: \$837,500

Comparable Properties



2/4 Sylvan St MONTMORENCY 3094 (REI/VG) Agent Comments

3 1 2

Price: \$985,000
Method: Private Sale
Date: 06/08/2022
Property Type: House
Land Size: 394 sqm approx



1/130 Sherbourne Rd MONTMORENCY 3094 (REI/VG) Agent Comments

3 2 2

Price: \$972,000
Method: Private Sale
Date: 08/09/2022
Property Type: Townhouse (Single)
Land Size: 360 sqm approx



4/63 Mountain View Rd MONTMORENCY 3094 (REI) Agent Comments

3 2 2

Price: \$950,000
Method: Private Sale
Date: 28/12/2022
Property Type: Unit
Land Size: 327 sqm approx

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



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