

# 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

2/5 Cygnet Court, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000

&

\$880,000

### Median sale price

Median price \$1,295,000

Property Type House

Suburb Eltham

Period - From 01/07/2021

to 30/09/2021

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	2/141 Sherbourne Rd MONTMORENCY 3094	\$861,000	02/10/2021
2	2/15 Sylvan St MONTMORENCY 3094	\$857,000	14/09/2021
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:

17/11/2021 11:17



 3  1  1

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 568 sqm approx

Agent Comments

**Indicative Selling Price**

\$800,000 - \$880,000

**Median House Price**

September quarter 2021: \$1,295,000

## Comparable Properties



**2/141 Sherbourne Rd MONTMORENCY 3094 (REI)**

 3  1  2

**Price:** \$861,000

**Method:** Auction Sale

**Date:** 02/10/2021

**Property Type:** House (Res)

**Land Size:** 720 sqm approx

Agent Comments

Land area a little bigger at Sherbourne Road. However Cygnet offers the court location. Similar size home.



**2/15 Sylvan St MONTMORENCY 3094 (REI)**

 3  1  1

**Price:** \$857,000

**Method:** Private Sale

**Date:** 14/09/2021

**Property Type:** Unit

**Land Size:** 534 sqm approx

Agent Comments

Similar block of land although Sylvan was located at the back of the block where Cygnet is located at the front

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.