

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

34 Sylvan Street, Montmorency Vic 3094

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,190,000 Property Type House Suburb Montmorency

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	2/19 Panorama Av LOWER PLENTY 3093	\$1,250,000	21/09/2021
2	2/73 Airlie Rd MONTMORENCY 3094	\$1,225,000	18/08/2021
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: 20/10/2021 10:49



 4  2  2

Property Type:

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

September quarter 2021: \$1,190,000

Comparable Properties



2/19 Panorama Av LOWER PLENTY 3093 (REI) Agent Comments

 4  3  2

Price: \$1,250,000

Method: Private Sale

Date: 21/09/2021

Property Type: Townhouse (Single)

Land Size: 304 sqm approx



2/73 Airlie Rd MONTMORENCY 3094 (REI/VG) Agent Comments

 3  2  2

Price: \$1,225,000

Method: Private Sale

Date: 18/08/2021

Property Type: Townhouse (Single)

Land Size: 264 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.

Account - Barry Plant | P: (03) 9431 1243