

Scott Nugent 0438 054 993 snugent@barryplant.com.au

#### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sal	е
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Address Including suburb and postcode	1/154 Sherbourne Road, Montmorency Vic 3094
Passage	

#### Indicative selling price

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

Range between	\$600,000	&	\$660,000
3	, ,		

#### Median sale price

Median price	\$685,000	Hou	se	Unit	Х	Suburb	Montmorency
Period - From	01/04/2017	to	30/06/2017		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 1 150 Main Rd LOWER PLENTY 3093 \$660,000 25/03/2017 2 349 Main Rd MONTMORENCY 3094 \$655,000 01/07/2017

2	349 Main Rd MONTMORENCY 3094	\$655,000	01/07/2017
3	355 Main Rd MONTMORENCY 3094	\$635,000	05/05/2017

OR

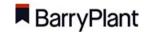
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

**Account** - Barry Plant | P: 03 9431 1222 | F: 03 9439 7192





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Rooms: **Property Type: Agent Comments** 

### Comparable Properties

150 Main Rd LOWER PLENTY 3093 (REI)





Price: \$660,000 Method: Private Sale Date: 25/03/2017 Rooms: -

Property Type: House Land Size: 850 sqm approx

349 Main Rd MONTMORENCY 3094 (REI)

**1** 3







Price: \$655,000 Method: Auction Sale Date: 01/07/2017 Rooms: 4

Property Type: House (Res)

Land Size: 382 sqm approx

355 Main Rd MONTMORENCY 3094 (REI)

**--** 3





Price: \$635,000 Method: Private Sale Date: 05/05/2017 Rooms: 4

Property Type: House (Res) Land Size: 435 sqm approx

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**Agent Comments** 

**Agent Comments** 

**Agent Comments**