

## 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

1/154 Sherbourne Road, Montmorency Vic 3094

#### Indicative selling price

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

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

#### Median sale price

Median price \$685,000 House Unit X 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
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.~~



 3    1    2

Rooms:  
Property Type:  
Agent Comments

**Indicative Selling Price**  
\$600,000 - \$660,000  
**Median Unit Price**  
June quarter 2017: \$685,000

## Comparable Properties

150 Main Rd LOWER PLENTY 3093 (REI)

Agent Comments

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**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)

Agent Comments

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**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)

Agent Comments

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**Price:** \$635,000  
**Method:** Private Sale  
**Date:** 05/05/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 435 sqm approx