

## 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

3/200 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 \$410,000 & \$450,000

## Median sale price

Median price \$622,500 House Unit X Suburb Montmorency

Period - From 01/07/2018 to 30/06/2019 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	24/43-45 Railway Pde ELTHAM 3095	\$490,000	01/04/2019
2	3/169 Main Rd LOWER PLENTY 3093	\$445,000	23/05/2019
3	3/1-5 Porter St BRIAR HILL 3088	\$420,000	26/06/2019

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.