

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

127 Sherbourne Road, Montmorency Vic 3094

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,226,000 Property Type House Suburb Montmorency

Period - From 01/01/2023 to 31/03/2023 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	1/234 Bolton St ELTHAM 3095	\$945,000	09/02/2023
2	6 Brae Ct MONTMORENCY 3094	\$930,000	27/01/2023
3	13 Gordon Gr MONTMORENCY 3094	\$930,000	23/12/2022

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.~~

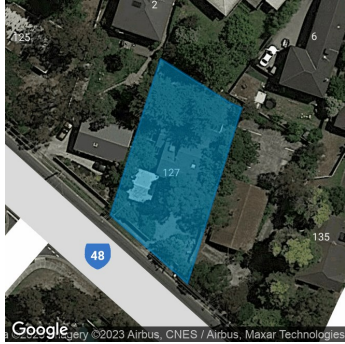
This Statement of Information was prepared on:

01/06/2023 13:54

127 Sherbourne Road, Montmorency Vic 3094

**Jellis
Craig**

Scott Nugent
0438 054 993
scottnugent@jellisrcraig.com.au



 4  2  2

Property Type: House
Land Size: 750 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
March quarter 2023: \$1,226,000

Comparable Properties



1/234 Bolton St ELTHAM 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$945,000
Method: Private Sale
Date: 09/02/2023
Property Type: House (Res)
Land Size: 577 sqm approx



6 Brae Ct MONTMORENCY 3094 (REI/VG)

Agent Comments

 4  3  3

Price: \$930,000
Method: Private Sale
Date: 27/01/2023
Rooms: 10
Property Type: House (Res)
Land Size: 930 sqm approx



13 Gordon Gr MONTMORENCY 3094 (REI/VG)

Agent Comments

 4  3  2

Price: \$930,000
Method: Private Sale
Date: 23/12/2022
Property Type: House
Land Size: 733 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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