

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

2/84 Sherbourne Road, Montmorency Vic 3094

Indicative selling price

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

Range between \$520,000 & \$570,000

Median sale price

Median price

\$738,000

Property Type

Unit

Suburb

Montmorency

Period - From

01/10/2019

to

30/09/2020

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	2/86 Mountain View Rd MONTMORENCY 3094	\$580,000	13/05/2020
2	2/14 Adam Cr MONTMORENCY 3094	\$550,000	29/04/2020
3	7/60 Para Rd MONTMORENCY 3094	\$513,000	14/04/2020

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:

13/10/2020 14:44



Property Type: Unit
Agent Comments

Indicative Selling Price

\$520,000 - \$570,000

Median Unit Price

Year ending September 2020: \$738,000

Comparable Properties



2/86 Mountain View Rd MONTMORENCY 3094 (REI/VG) **Agent Comments**



Price: \$580,000

Method: Private Sale

Date: 13/05/2020

Property Type: Unit



2/14 Adam Cr MONTMORENCY 3094 (REI/VG) **Agent Comments**



Price: \$550,000

Method: Private Sale

Date: 29/04/2020

Rooms: 4

Property Type: House (Res)



7/60 Para Rd MONTMORENCY 3094 (REI/VG) **Agent Comments**



Price: \$513,000

Method: Private Sale

Date: 14/04/2020

Property Type: Apartment