

# 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

119 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)

Single price

or range between

\$900,000

&

\$990,000

### Median sale price

Median price

\$ 1,127,500

Property type

House

Suburb

MONTMORENCY

Period - From

02/04/2024

to

01/10/2024

Source

price\_finder

### Comparable property sales

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.

Address of comparable property		Price	Date of sale
1	27 CALROSSIE AVENUE MONTMORENCY	\$940,000	04/05/2024
2	82 FERNSIDE AVENUE BRIAR HILL	\$932,000	04/05/2024
3	7/741 MAIN ROAD ELTHAM	\$940,000	07/06/2024

This Statement of Information was prepared on:

02/10/2024

