

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

2/154 Sherbourne Road, Montmorency Vic 3094

Indicative selling price

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

Range between \$860,000 & \$940,000

Median sale price

Median price

\$843,500

Property Type

Unit

Suburb

Montmorency

Period - From

01/10/2023

to

31/12/2023

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	2/42 Para Rd MONTMORENCY 3094	\$950,000	23/12/2023
2	2/2 Aanensen Ct MONTMORENCY 3094	\$870,000	30/11/2023
3	2/26 Nokes Ct MONTMORENCY 3094	\$847,000	14/12/2023

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:

20/02/2024 16:54



3 2 2

Property Type: Unit
Land Size: 442 sqm approx
Agent Comments

Indicative Selling Price
\$860,000 - \$940,000
Median Unit Price
December quarter 2023: \$843,500

Comparable Properties



2/42 Para Rd MONTMORENCY 3094 (REI)

Agent Comments

3 2 2

Price: \$950,000
Method: Private Sale
Date: 23/12/2023
Property Type: House
Land Size: 234 sqm approx



2/2 Aanensen Ct MONTMORENCY 3094 (REI/VG)

Agent Comments

3 2 1

Price: \$870,000
Method: Private Sale
Date: 30/11/2023
Property Type: House
Land Size: 356 sqm approx



2/26 Nokes Ct MONTMORENCY 3094 (REI)

Agent Comments

3 2 2

Price: \$847,000
Method: Private Sale
Date: 14/12/2023
Property Type: Unit
Land Size: 252 sqm approx