

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

3/56 Sherbourne Road, Montmorency Vic 3094

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price

\$770,500

Property Type

Unit

Suburb

Montmorency

Period - From

01/01/2023

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	5/96 Para Rd MONTMORENCY 3094	\$715,000	04/09/2023
2	2/8 Station Rd MONTMORENCY 3094	\$685,000	16/08/2023
3	7/31 Alexander St MONTMORENCY 3094	\$657,000	23/09/2023

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:

17/01/2024 11:29

3/56 Sherbourne Road, Montmorency Vic 3094

**Jellis
Craig**

Aaron Yeats

9431 1222

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Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

Year ending December 2023: \$770,500



2 1 1

Property Type: Unit

Land Size: 196 sqm approx

Agent Comments

Comparable Properties



5/96 Para Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

2 1 1

Price: \$715,000

Method: Private Sale

Date: 04/09/2023

Property Type: Unit

Land Size: 221 sqm approx



2/8 Station Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

2 1 1

Price: \$685,000

Method: Private Sale

Date: 16/08/2023

Property Type: Unit

Land Size: 247 sqm approx



7/31 Alexander St MONTMORENCY 3094 (REI/VG)

Agent Comments

2 1 2

Price: \$657,000

Method: Auction Sale

Date: 23/09/2023

Property Type: Unit

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



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