

# 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](https://consumer.vic.gov.au/underquoting)

Range between \$640,000 & \$680,000

### Median sale price

Median price

\$775,000

Property Type

Unit

Suburb

Montmorency

Period - From

12/11/2023

to

11/11/2024

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 | 3/84 Sherbourne Rd MONTMORENCY 3094   | \$647,000 | 01/11/2024   |
| 2 | 8/171 St Helena Rd GREENSBOROUGH 3088 | \$680,000 | 14/08/2024   |
| 3 | 5/2 Fernside Av BRIAR HILL 3088       | \$700,000 | 18/05/2024   |

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:

12/11/2024 10:38



2 1 1

**Property Type:** Unit  
**Land Size:** 148 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$640,000 - \$680,000  
**Median Unit Price**  
12/11/2023 - 11/11/2024: \$775,000

## Comparable Properties



**3/84 Sherbourne Rd MONTMORENCY 3094 (REI)**

2 1 2

**Price:** \$647,000  
**Method:** Sold Before Auction  
**Date:** 01/11/2024  
**Property Type:** Unit  
**Land Size:** 284 sqm approx

**Agent Comments**

Same complex however a more dated unit



**8/171 St Helena Rd GREENSBOROUGH 3088 (REI)**

2 1 1

**Price:** \$680,000  
**Method:** Private Sale  
**Date:** 14/08/2024  
**Property Type:** Unit  
**Land Size:** 253 sqm approx

**Agent Comments**



**5/2 Fernside Av BRIAR HILL 3088 (REI/VG)**

2 1 1

**Price:** \$700,000  
**Method:** Auction Sale  
**Date:** 18/05/2024  
**Property Type:** Unit  
**Land Size:** 243 sqm approx

**Agent Comments**

Recently fully renovated, however the unit was smaller and in a more dense complex

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