Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Sherbourne Road, Montmorency Vic 3094
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Indicative selling price

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

Range between \$640,000	&	\$680,000
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Median sale price

Median price	\$775,000	Pro	perty Type U	nit		Suburb	Montmorency
Period - From	12/11/2023	to	11/11/2024	So	urce	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

Add	dress 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 comparableproperties 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









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)

Agent Comments

Same complex however a more dated

Price: \$647,000

Method: Sold Before Auction

Date: 01/11/2024 Property Type: Unit

Land Size: 284 sqm approx

8/171 St Helena Rd GREENSBOROUGH 3088 (REI)



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Agent Comments



Price: \$680,000 Method: Private Sale Date: 14/08/2024 Property Type: Unit

Land Size: 253 sqm approx

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









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

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





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