

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

2/45 Sherbourne Road, Montmorency Vic 3094

Indicative selling price

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

Range between \$680,000 & \$710,000

Median sale price

Median price

\$944,000

Property Type

Townhouse

Suburb

Montmorency

Period - From

10/10/2023

to

09/10/2024

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	2/31 Williams Rd BRIAR HILL 3088	\$691,000	01/08/2024
2	4/45 Sherbourne Rd MONTMORENCY 3094	\$685,000	21/06/2024
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:

10/10/2024 13:53

2/45 Sherbourne Road, Montmorency Vic 3094

**Jellis
Craig**

John Le Gros

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Indicative Selling Price

\$680,000 - \$710,000

Median Townhouse Price

10/10/2023 - 09/10/2024: \$944,000



2 1 1

Property Type: Townhouse

Land Size: 136 sqm approx

Agent Comments

Comparable Properties



2/31 Williams Rd BRIAR HILL 3088 (REI/VG)

Agent Comments

2 1 1

Price: \$691,000

Method: Private Sale

Date: 01/08/2024

Property Type: Unit



4/45 Sherbourne Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

2 1 1

Price: \$685,000

Method: Private Sale

Date: 21/06/2024

Property Type: House (Res)



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

Agent Comments

2 1 1

Price: \$700,000

Method: Auction Sale

Date: 18/05/2024

Property Type: Unit

Land Size: 243 sqm approx

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



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