

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

1/135 Sherbourne Road,  
MONTMORENCY 3094

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$600,000 - \$660,000**

### Median sale price

Median **House** for **MONT MORENCY** for period **Apr 2018 - Jun 2018**  
Sourced from **REIV**.

**\$670,000**

### Comparable property sales

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 the most comparable to the property for sale.

**1/5 Rattray Rd,**  
Montmorency 3094

**Price \$640,000** Sold 07  
August 2018

**18/101 Rattray Rd,**  
Montmorency 3094

**Price \$640,000** Sold 18 June  
2018

**5/112 Para Rd,**  
Montmorency 3094

**Price \$635,000** Sold 23 June  
2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

House

 **3 beds**

 **2 baths**

 **2 parking**

#### Parkes Property

906 - 908 Doncaster Road,  
Doncaster East VIC 3109

#### Contact agents



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**PARKES**  
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