

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

1/154 Sherbourne Road, Montmorency Vic 3094

Indicative selling price

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

Range between \$680,000 & \$740,000

Median sale price

Median price

\$770,000

Property Type

Unit

Suburb

Montmorency

Period - From

01/10/2022

to

30/09/2023

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	1 Anthony CI LOWER PLENTY 3093	\$750,000	12/09/2023
2	14 Essex St BRIAR HILL 3088	\$726,000	10/08/2023
3	3/135 Sherbourne Rd MONTMORENCY 3094	\$725,000	07/10/2023

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:

18/10/2023 11:59

1/154 Sherbourne Road, Montmorency Vic 3094

**Jellis
Craig**

Scott Nugent
0438 054 993
scottnugent@jellisrcraig.com.au



3 1 2

Property Type: House
Land Size: 370 sqm approx
Agent Comments

Indicative Selling Price
\$680,000 - \$740,000
Median Unit Price
Year ending September 2023: \$770,000

Comparable Properties



1 Anthony CI LOWER PLENTY 3093 (REI)

3 2 2

Price: \$750,000
Method: Private Sale
Date: 12/09/2023
Property Type: House

Agent Comments

This one does have the second bathroom but overall similar size



14 Essex St BRIAR HILL 3088 (REI)

3 1 1

Price: \$726,000
Method: Sold Before Auction
Date: 10/08/2023
Property Type: House (Res)

Agent Comments



3/135 Sherbourne Rd MONTMORENCY 3094 (REI)

3 1 2

Price: \$725,000
Method: Private Sale
Date: 07/10/2023
Property Type: Unit

Agent Comments

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



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