

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

1/141 Sherbourne Road, Montmorency Vic 3094

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$882,500

House

X

Suburb

Montmorency

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
30 Astley St MONTMORENCY 3094	\$1,050,000	27/05/2017
17 Virginia Ct MONTMORENCY 3094	\$980,000	27/05/2017
45 Looker Rd MONTMORENCY 3094	\$952,000	25/02/2017