

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

1/75 SHERBOURNE ROAD MONTMORENCY VIC 3094

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,100,000

&

\$1,175,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$771,000

Property type

Unit

Suburb

Montmorency

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

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 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

11A HUME STREET GREENSBOROUGH VIC 3088	\$1,201,000	16-Sep-23
1/9 PORTER STREET BRIAR HILL VIC 3088	\$1,100,000	23-Sep-23

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 6 months.

This Statement of Information was prepared on: 23 October 2023



**11A HUME STREET
GREENSBOROUGH VIC 3088**

3 2 2

Sold Price ^{RS} **\$1,201,000** Sold Date **16-Sep-23**

Distance **1.02km**



**1/9 PORTER STREET BRIAR HILL
VIC 3088**

4 2 2

Sold Price ^{RS} **\$1,100,000** Sold Date **23-Sep-23**

Distance **0.13km**

RS = Recent sale **UN** = Undisclosed Sale

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