

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

101 Sherbourne Road, Montmorency Vic 3094

Indicative selling price

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

Single price

\$789,000

Median sale price

Median price

\$1,070,000

Property Type

House

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	10 Phillip Ct GREENSBOROUGH 3088	\$810,000	16/09/2023
2	212 Main Rd LOWER PLENTY 3093	\$790,000	26/09/2023
3			

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:

27/11/2023 15:37

101 Sherbourne Road, Montmorency Vic 3094

**Jellis
Craig**

Aaron Yeats

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Indicative Selling Price

\$789,000

Median House Price

Year ending September 2023: \$1,070,000



3 2 1

Property Type: House

Land Size: 794 sqm approx

Agent Comments

Comparable Properties



10 Phillip Ct GREENSBOROUGH 3088 (REI)

Agent Comments

3 1 2

Price: \$810,000

Method: Auction Sale

Date: 16/09/2023

Property Type: House (Res)

Land Size: 719 sqm approx



212 Main Rd LOWER PLENTY 3093 (REI/VG)

Agent Comments

3 2 2

Price: \$790,000

Method: Private Sale

Date: 26/09/2023

Property Type: House

Land Size: 788 sqm approx

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.

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



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