

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

1/82 Sherbourne Road, Montmorency Vic 3094

Indicative selling price

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

Range between

\$600,000

&

\$660,000

Median sale price

Median price

\$725,500

Property Type

Unit

Suburb

Montmorency

Period - From

01/01/2020

to

31/12/2020

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	2/18 Graeme Av MONTMORENCY 3094	\$682,000	26/11/2020
2	2/12 Riverview Rd MONTMORENCY 3094	\$602,000	10/01/2021
3	2/84 Sherbourne Rd MONTMORENCY 3094	\$587,000	05/11/2020

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:

15/02/2021 10:40

1/82 Sherbourne Road, Montmorency Vic 3094

**Jellis
Craig**

Scott Nugent
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2 1 2

Property Type: Unit
Land Size: 273 sqm approx
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
Year ending December 2020: \$725,500

Comparable Properties



2/18 Graeme Av MONTMORENCY 3094 (REI/VG)

Agent Comments

2 1 1

Price: \$682,000
Method: Sold Before Auction
Date: 26/11/2020
Property Type: Unit



2/12 Riverview Rd MONTMORENCY 3094 (REI)

Agent Comments

2 1 1

Price: \$602,000
Method: Private Sale
Date: 10/01/2021
Property Type: Unit

Similar size home, 82 Sherbourne offers a lot more land area and updated internally



2/84 Sherbourne Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

2 1 1

Price: \$587,000
Method: Private Sale
Date: 05/11/2020
Property Type: Unit
Land Size: 148 sqm approx

Similar location, however 82 Sherbourne offers a much bigger land size and updated unit internally.

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