Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	114 Sherbourne Road, Montmorency Vic 3094
Including suburb and	•
postcode	

Indicative selling price

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

Range between \$720,000 & \$780,000	Range between	\$720,000	&	\$780,000
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Median sale price

Median price	\$1,150,000	Pro	perty Type	House		Suburb	Montmorency
Period - From	25/12/2023	to	24/12/2024		Source	Property	/ Data

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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	1/1137 Main Rd ELTHAM 3095	\$785,000	09/10/2024
2	6 Hibiscus Av BRIAR HILL 3088	\$755,000	29/08/2024
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:	25/12/2024 18:58
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Date of sale



John Le Gros 03 9439 1222 0422 608 038 johnlegros@jelliscraig.com.au

Indicative Selling Price \$720,000 - \$780,000 Median House Price 25/12/2023 - 24/12/2024: \$1,150,000



Property Type: House Land Size: 903 sqm approx

Agent Comments

Comparable Properties



1/1137 Main Rd ELTHAM 3095 (REI)

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3

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3 6

Price: \$785,000 **Method:** Private Sale **Date:** 09/10/2024

Property Type: House (Res) **Land Size:** 544 sqm approx

Agent Comments



6 Hibiscus Av BRIAR HILL 3088 (REI/VG)

•=

3

1

a `

Agent Comments

Price: \$755,000 Method: Private Sale Date: 29/08/2024 Property Type: House Land Size: 790 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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