

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

114 Sherbourne Road, Montmorency Vic 3094

Indicative selling price

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

Range between \$720,000 & \$780,000

Median sale price

Median price \$1,150,000 Property 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 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	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



Property Type: House

Land Size: 903 sqm approx

Agent Comments

Comparable Properties



1/1137 Main Rd ELTHAM 3095 (REI)

Agent Comments



Price: \$785,000

Method: Private Sale

Date: 09/10/2024

Property Type: House (Res)

Land Size: 544 sqm approx



6 Hibiscus Av BRIAR HILL 3088 (REI/VG)

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.