

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

2/176 Sherbourne Road, Montmorency Vic 3094

Indicative selling price

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

Range between \$880,000 & \$950,000

Median sale price

Median price \$715,000 Property Type Unit Suburb Montmorency

Period - From 01/07/2023 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	3/93 Karingal Dr BRIAR HILL 3088	\$980,000	25/08/2023
2	1/84 Karingal Dr ELTHAM NORTH 3095	\$880,000	10/08/2023
3	2/98 Mountain View Rd MONTMORENCY 3094	\$823,000	13/06/2023

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:

23/10/2023 15:38



 3  2  2

Property Type: Townhouse

Land Size: 415 sqm approx

Agent Comments

Indicative Selling Price

\$880,000 - \$950,000

Median Unit Price

September quarter 2023: \$715,000

Comparable Properties



3/93 Karingal Dr BRIAR HILL 3088 (REI)

Agent Comments

 3  2  2

Price: \$980,000

Method: Private Sale

Date: 25/08/2023

Property Type: House

Land Size: 291 sqm approx



1/84 Karingal Dr ELTHAM NORTH 3095 (REI)

Agent Comments

 3  2  2

Price: \$880,000

Method: Private Sale

Date: 10/08/2023

Property Type: Townhouse (Res)

Land Size: 362 sqm approx



2/98 Mountain View Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

 3  2  1

Price: \$823,000

Method: Private Sale

Date: 13/06/2023

Property Type: Townhouse (Single)

Land Size: 119 sqm approx

Account - Barry Plant | P: (03) 9431 1243