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	2/176 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	\$880,000	&	\$950,000

Median sale price

Median price	\$715,000	Pro	perty Type Un	it		Suburb	Montmorency
Period - From	01/07/2023	to	30/09/2023	So	urce	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

Add	dress 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 comparableproperties 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





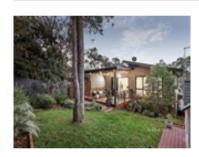




Property Type: Townhouse **Land Size:** 415 sqm approx Agent Comments

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)

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Price: \$980,000 **Method:** Private Sale **Date:** 25/08/2023

Property Type: House **Land Size:** 291 sqm approx

Agent Comments



1/84 Karingal Dr ELTHAM NORTH 3095 (REI)

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Price: \$880,000 Method: Private Sale Date: 10/08/2023

Property Type: Townhouse (Res) **Land Size:** 362 sqm approx

Agent Comments

Agent Comments



2/98 Mountain View Rd MONTMORENCY 3094

(REI/VG)

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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



