

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 3/141 Sherbourne Road, Montmorency Vic 3094

Indicative selling price

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

Range between \$790,000 & \$860,000

Median sale price

Median price \$1,070,000 Property Type House Suburb Montmorency

Period - From 01/10/2022 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	9/110 St Helena Rd BRIAR HILL 3088	\$860,000	20/07/2023
2	2/7 Campbell Rd BRIAR HILL 3088	\$850,000	09/10/2023
3	3/5 Mccarthy Gr MONTMORENCY 3094	\$836,000	23/09/2023

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: 19/10/2023 13:33

3/141 Sherbourne Road, Montmorency Vic 3094

**Jellis
Craig**

Scott Nugent
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3 2 1

Property Type: House

Agent Comments

Indicative Selling Price

\$790,000 - \$860,000

Median House Price

Year ending September 2023: \$1,070,000

Comparable Properties



9/110 St Helena Rd BRIAR HILL 3088 (REI/VG) Agent Comments

3 2 2

Price: \$860,000

Method: Private Sale

Date: 20/07/2023

Rooms: 6

Property Type: Unit



2/7 Campbell Rd BRIAR HILL 3088 (REI) Agent Comments

3 2 1

Price: \$850,000

Method: Private Sale

Date: 09/10/2023

Property Type: Unit



3/5 Mccarthy Gr MONTMORENCY 3094 (REI) Agent Comments

3 2 2

Price: \$836,000

Method: Auction Sale

Date: 23/09/2023

Property Type: Townhouse (Res)

Land Size: 305 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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