## 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

2/198 Sherbourne Road, Montmorency Vic 3094

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$830,000		&		\$850,000				
Median sale p	rice								
Median price	\$845,000	Pro	operty Type	Том	nhouse		Suburb	Montmorency	
Period - From	04/07/2024	to	03/07/2025		Sc	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	14/72 Bridge St ELTHAM 3095	\$838,777	15/05/2025
2	3/198 Sherbourne Rd MONTMORENCY 3094	\$885,000	07/05/2025
3	174 Sherbourne Rd MONTMORENCY 3094	\$840,000	13/04/2025

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.

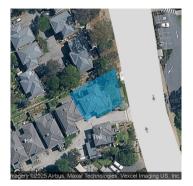
This Statement of Information was prepared on:

04/07/2025 09:30





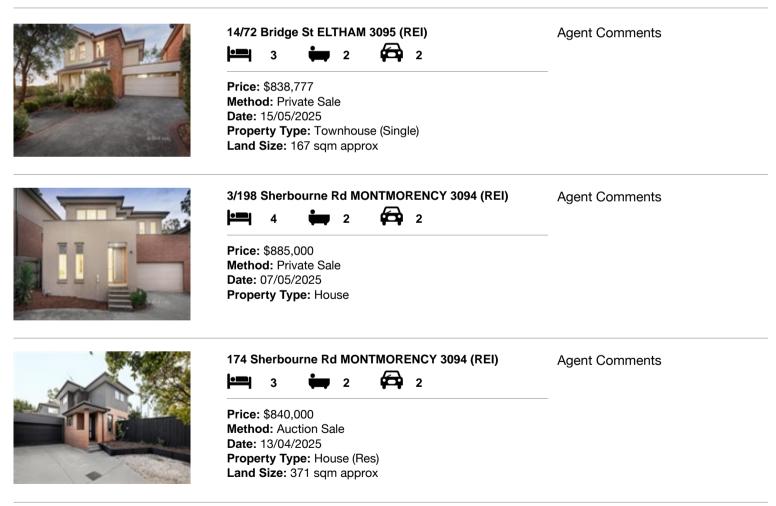
Tom Kurtschenko 0417 502 944 tomkurtschenko@jelliscraig.com.au





Property Type: Agent Comments Indicative Selling Price \$830,000 - \$850,000 Median Townhouse Price 04/07/2024 - 03/07/2025: \$845,000

# **Comparable Properties**



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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.