

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 33 Sherbrooke Lodge Road, Sherbrooke, VIC 3789

Indicative selling price

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

Price Range \$1,045,000 & \$1,145,000

Median sale price

Median price NA Property Type House Suburb Sherbrooke (3789)

Period - From 01/05/2022 to 31/07/2022 Source REIV

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

Comparable property sales

A This is one property 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
31 SHERBROOKE LODGE ROAD, SHERBROOKE VIC 3789	\$1,300,000	11/12/2020

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: 17/05/2022