

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

2/63 Para Road, Montmorency Vic 3094

Indicative selling price

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

Range between \$640,000 & \$690,000

Median sale price

Median price

\$730,000

Property Type

Unit

Suburb

Montmorency

Period - From

01/01/2023

to

31/03/2023

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	4/26-28 Fernside Av BRIAR HILL 3088	\$715,000	03/04/2023
2	6/27 Para Rd LOWER PLENTY 3093	\$674,000	30/11/2022
3	4/44 Para Rd MONTMORENCY 3094	\$642,500	16/03/2023

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:

11/05/2023 13:47



2 1 2

Property Type: Unit
Land Size: 276sqm sqm approx
Agent Comments

Indicative Selling Price
\$640,000 - \$690,000
Median Unit Price
March quarter 2023: \$730,000

Comparable Properties



4/26-28 Fernside Av BRIAR HILL 3088 (REI)

Agent Comments

2 1 2

Price: \$715,000
Method: Private Sale
Date: 03/04/2023
Property Type: Unit
Land Size: 280 sqm approx



6/27 Para Rd LOWER PLENTY 3093 (REI/VG)

Agent Comments

2 1 1

Price: \$674,000
Method: Private Sale
Date: 30/11/2022
Property Type: Unit
Land Size: 151 sqm approx



4/44 Para Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

2 1 2

Price: \$642,500
Method: Private Sale
Date: 16/03/2023
Rooms: 4
Property Type: Unit