

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

122a Para Road, Montmorency Vic 3094

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$1,053,125

Property Type Townhouse

Suburb Montmorency

Period - From 07/02/2023

to

06/02/2024

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	29a Heather Gr BRIAR HILL 3088	\$997,000	23/01/2024
2	3/8 Mccarthy Gr MONTMORENCY 3094	\$950,000	22/01/2024
3	2/42 Para Rd MONTMORENCY 3094	\$950,000	23/12/2023

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:

07/02/2024 15:39

122a Para Road, Montmorency Vic 3094

**Jellis
Craig**

John Le Gros

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Indicative Selling Price

\$900,000 - \$990,000

Median Townhouse Price

07/02/2023 - 06/02/2024: \$1,053,125



3 2 2

Property Type: Townhouse
(Single)

Land Size: 259 sqm approx

Agent Comments

Comparable Properties



29a Heather Gr BRIAR HILL 3088 (REI)

Agent Comments

3 2 2

Price: \$997,000

Method: Private Sale

Date: 23/01/2024

Property Type: House

Land Size: 521 sqm approx



3/8 Mccarthy Gr MONTMORENCY 3094 (REI)

Agent Comments

3 2 2

Price: \$950,000

Method: Sold Before Auction

Date: 22/01/2024

Property Type: Unit

Land Size: 304 sqm approx



2/42 Para Rd MONTMORENCY 3094 (REI)

Agent Comments

3 2 2

Price: \$950,000

Method: Private Sale

Date: 23/12/2023

Property Type: House

Land Size: 234 sqm approx

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



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