

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

4/40 Para Road, Montmorency Vic 3094

Indicative selling price

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

Range between \$600,000

&

\$650,000

Median sale price

Median price \$821,000

Property Type Unit

Suburb Montmorency

Period - From 01/10/2022

to 31/12/2022

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	5/3 Campbell Rd BRIAR HILL 3088	\$665,000	20/09/2022
2	3/116 Para Rd MONTMORENCY 3094	\$610,000	13/02/2023
3	2/11 Aminya Cr YALLAMBIE 3085	\$575,000	10/11/2022

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:

27/02/2023 15:49



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Property Type: Unit
Agent Comments

Indicative Selling Price
\$600,000 - \$650,000
Median Unit Price
December quarter 2022: \$821,000

Comparable Properties



5/3 Campbell Rd BRIAR HILL 3088 (REI/VG)

Agent Comments

 2  1  1

Price: \$665,000
Method: Private Sale
Date: 20/09/2022
Rooms: 4
Property Type: Unit



3/116 Para Rd MONTMORENCY 3094 (REI)

Agent Comments

 2  1  1

Price: \$610,000
Method: Private Sale
Date: 13/02/2023
Rooms: 3
Property Type: Unit
Land Size: 178 sqm approx



2/11 Aminya Cr YALLAMBIE 3085 (REI/VG)

Agent Comments

 3  1  1

Price: \$575,000
Method: Private Sale
Date: 10/11/2022
Property Type: Unit
Land Size: 223 sqm approx

Account - Barry Plant | P: 03 9842 8888