

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

2/9 PATON STREET MONTMORENCY VIC 3094

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$700,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$833,750

Property type

Unit

Suburb

Montmorency

Period-from

01 May 2022

to

30 Apr 2023

Source

Corelogic

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 6 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

4/44 PARA ROAD MONTMORENCY VIC 3094	\$642,500	10-Mar-23
2/75 AIRLIE ROAD MONTMORENCY VIC 3094	\$730,000	25-Feb-23
5/31 PATERSON CRESCENT GREENSBOROUGH VIC 3088	\$626,000	15-Apr-23

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 6 months.~~

This Statement of Information was prepared on: 10 May 2023



4/44 PARA ROAD MONTMORENCY VIC 3094 Sold Price **\$642,500** Sold Date **10-Mar-23**

 2  1  2

Distance **0.8km**



2/75 AIRLIE ROAD MONTMORENCY VIC 3094 Sold Price **\$730,000** Sold Date **25-Feb-23**

 2  1  1

Distance **0.46km**



5/31 PATERSON CRESCENT GREENSBOROUGH VIC 3088 Sold Price ^{RS} **\$626,000** Sold Date **15-Apr-23**

 2  1  2

Distance **1.75km**

RS = Recent sale **UN** = Undisclosed Sale

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