

## 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<br>Including suburb and<br>postcode | 5/45 Para Road, Montmorency Vic 3094 |
|---------------------------------------------|--------------------------------------|

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

|               |           |   |           |
|---------------|-----------|---|-----------|
| Range between | \$420,000 | & | \$460,000 |
|---------------|-----------|---|-----------|

#### Median sale price

|               |            |       |            |        |      |        |             |
|---------------|------------|-------|------------|--------|------|--------|-------------|
| Median price  | \$642,000  | House |            | Unit   | X    | Suburb | Montmorency |
| Period - From | 01/01/2017 | to    | 31/12/2017 | 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 | 5/29 Main Rd LOWER PLENTY 3093  | \$460,000 | 11/11/2017   |
| 2 | 3/201 Main Rd LOWER PLENTY 3093 | \$457,500 | 17/11/2017   |
| 3 | 4/4-6 Binns St MONTMORENCY 3094 | \$419,950 | 01/12/2017   |

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.