

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

3/42 Para Road, Montmorency Vic 3094

Indicative selling price

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

Range between \$850,000 & \$920,000

Median sale price

Median price

\$944,000

Property Type

Townhouse

Suburb

Montmorency

Period - From

14/10/2023

to

13/10/2024

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	6/5 Mccarthy Gr MONTMORENCY 3094	\$905,000	15/07/2024
2	4/209 Nepean St GREENSBOROUGH 3088	\$880,000	26/06/2024
3	3/209 Nepean St GREENSBOROUGH 3088	\$895,000	17/05/2024

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:

14/10/2024 17:39

3/42 Para Road, Montmorency Vic 3094

**Jellis
Craig**

John Le Gros

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Indicative Selling Price

\$850,000 - \$920,000

Median Townhouse Price

14/10/2023 - 13/10/2024: \$944,000



 3  2  2

Property Type:

Land Size: 242 sqm approx

Agent Comments

Comparable Properties



6/5 Mccarthy Gr MONTMORENCY 3094
(REI/VG)

Agent Comments

 3  2  2

Price: \$905,000

Method: Private Sale

Date: 15/07/2024

Property Type: Townhouse (Single)

Land Size: 224 sqm approx



4/209 Nepean St GREENSBOROUGH 3088
(REI/VG)

Agent Comments

 3  2  2

Price: \$880,000

Method: Private Sale

Date: 26/06/2024

Property Type: Townhouse (Res)



3/209 Nepean St GREENSBOROUGH 3088
(REI/VG)

Agent Comments

 3  2  2

Price: \$895,000

Method: Private Sale

Date: 17/05/2024

Rooms: 5

Property Type: House (Res)

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



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