

# 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

113 Para Road, Montmorency Vic 3094

### Indicative selling price

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

Range between \$850,000 & \$900,000

### Median sale price

Median price \$1,070,500 Property Type House Suburb Montmorency

Period - From 01/07/2022 to 30/06/2023 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	25 Nokes Ct MONTMORENCY 3094	\$940,000	01/07/2023
2	14 Orr La MONTMORENCY 3094	\$900,000	02/08/2023
3	159 Rattray Rd MONTMORENCY 3094	\$850,000	31/03/2023

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:

07/09/2023 16:02

113 Para Road, Montmorency Vic 3094

**Jellis  
Craig**

Hayley White

03 9431 1222

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hayleywhite@jellisrcraig.com.au

**Indicative Selling Price**

\$850,000 - \$900,000

**Median House Price**

Year ending June 2023: \$1,070,500



3 1

**Property Type:** House

**Land Size:** 546 sqm approx

**Agent Comments**

## Comparable Properties



**25 Nokes Ct MONTMORENCY 3094 (REI/VG)**

**Agent Comments**

3 1 1

**Price:** \$940,000

**Method:** Auction Sale

**Date:** 01/07/2023

**Property Type:** House (Res)

**Land Size:** 465 sqm approx



**14 Orr La MONTMORENCY 3094 (REI)**

**Agent Comments**

3 1 2

**Price:** \$900,000

**Method:** Private Sale

**Date:** 02/08/2023

**Property Type:** House (Res)

**Land Size:** 285 sqm approx



**159 Rattray Rd MONTMORENCY 3094 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$850,000

**Method:** Private Sale

**Date:** 31/03/2023

**Property Type:** House

**Land Size:** 633 sqm approx

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



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