



Craig Parker
9435 7666
0404 354 686

cparker@morrisonkleeman.com.au

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

5/27 Para Road, Lower Plenty Vic 3093

Indicative selling price

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

Range between \$540,000

&

\$570,000

Median sale price

Median price \$545,000

House

Unit

X

Suburb

Lower Plenty

Period - From 01/07/2016

to

30/06/2017

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 | 2/24 Rattray Rd MONTMORENCY 3094 | \$582,000 | 04/10/2017 |
| 2 | 1/96 Para Rd MONTMORENCY 3094 | \$560,000 | 02/10/2017 |
| 3 | 4/169 Main Rd LOWER PLENTY 3093 | \$550,000 | 03/06/2017 |

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.~~



Craig Parker

9435 7666

0404 354 686

cparker@morrisonkleeman.com.au

Indicative Selling Price

\$540,000 - \$570,000

Median Unit Price

Year ending June 2017: \$545,000



2 1 1

Rooms:

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



2/24 Rattray Rd MONTMORENCY 3094 (REI)

Agent Comments

2 1 1

Price: \$582,000

Method: Private Sale

Date: 04/10/2017

Rooms: -

Property Type: House



1/96 Para Rd MONTMORENCY 3094 (REI)

Agent Comments

2 1 1

Price: \$560,000

Method: Private Sale

Date: 02/10/2017

Rooms: 3

Property Type: Unit



4/169 Main Rd LOWER PLENTY 3093 (REI/VG)

Agent Comments

2 1 1

Price: \$550,000

Method: Auction Sale

Date: 03/06/2017

Rooms: 4

Property Type: Unit

Land Size: 160 sqm approx