

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

48 Para Road, Montmorency Vic 3094

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$1,100,000

Property Type House

Suburb Montmorency

Period - From 18/07/2023

to

17/07/2024

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	27 Calrossie Av MONTMORENCY 3094	\$940,000	04/05/2024
2	82 Fernside Av BRIAR HILL 3088	\$932,000	04/05/2024
3			

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:

18/07/2024 09:55



5 2 2

Property Type: House
Land Size: 1001 sqm approx
Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

18/07/2023 - 17/07/2024: \$1,100,000

Comparable Properties



**27 Calrossie Av MONTMORENCY 3094
(REI/VG)**

4 1 4

Price: \$940,000
Method: Auction Sale
Date: 04/05/2024
Property Type: House (Res)
Land Size: 1092 sqm approx

Agent Comments

No plans and permits on 27 Calrossie Avenue



82 Fernside Av BRIAR HILL 3088 (REI/VG)

3 2 2

Price: \$932,000
Method: Auction Sale
Date: 04/05/2024
Property Type: House (Res)
Land Size: 927 sqm approx

Agent Comments

Not a development site

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.

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