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	5/60-62 Para Road, Montmorency Vic 3094
Including suburb and	•
postcode	

Indicative selling price

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

Range between \$640,000 & \$690,000	Range between	\$640,000	&	\$690,000
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Median sale price

Median price	\$861,000	Pro	perty Type Ur	nit		Suburb	Montmorency
Period - From	01/07/2024	to	30/09/2024	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	4/177 Mountain View Rd GREENSBOROUGH 3088	\$675,000	14/11/2024
2	2/115 Main Rd LOWER PLENTY 3093	\$645,000	28/10/2024
3	2/1 Campbell Rd BRIAR HILL 3088	\$655,000	23/09/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	15/11/2024 11:40
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Property Type: Unit Land Size: 256 sqm approx

Agent Comments - Secure carport

Indicative Selling Price \$640,000 - \$690,000 **Median Unit Price** September quarter 2024: \$861,000

Comparable Properties



4/177 Mountain View Rd GREENSBOROUGH 3088 (REI) Agent Comments

Price: \$675,000 Method: Private Sale Date: 14/11/2024 Property Type: Unit



2/115 Main Rd LOWER PLENTY 3093 (REI)

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Agent Comments

Price: \$645,000 Method: Private Sale Date: 28/10/2024 Rooms: 4

Property Type: Unit

2/1 Campbell Rd BRIAR HILL 3088 (REI)

Agent Comments

Price: \$655,000 Method: Private Sale Date: 23/09/2024 Property Type: Unit

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





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