

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 349 Main Road, Montmorency Vic 3094

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$1,150,000 Property Type House Suburb Montmorency

Period - From 01/04/2024 to 30/06/2024 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	1/46 Para Rd MONTMORENCY 3094	\$810,000	15/07/2024
2	48 Alma St LOWER PLENTY 3093	\$890,000	04/04/2024
3	2/58 Para Rd MONTMORENCY 3094	\$832,000	12/03/2024

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:

27/08/2024 13:53



 3  2  2

Property Type: House
Land Size: 380 sqm approx
Agent Comments
4th Bedroom or Study option

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
June quarter 2024: \$1,150,000

Comparable Properties



1/46 Para Rd MONTMORENCY 3094 (REI)

[Agent Comments](#)

 3  1  2

Price: \$810,000
Method: Private Sale
Date: 15/07/2024
Property Type: Unit
Land Size: 284 sqm approx



48 Alma St LOWER PLENTY 3093 (REI/VG)

[Agent Comments](#)

 3  1  1

Price: \$890,000
Method: Private Sale
Date: 04/04/2024
Property Type: House
Land Size: 861 sqm approx



2/58 Para Rd MONTMORENCY 3094 (REI/VG)

[Agent Comments](#)

 3  1  1

Price: \$832,000
Method: Private Sale
Date: 12/03/2024
Rooms: 4
Property Type: Unit
Land Size: 422 sqm approx

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