

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 \$800,000 & \$850,000

Median sale price

Median price \$858,125 House X Unit Suburb Montmorency

Period - From 01/04/2017 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	31 Boyce Av BRIAR HILL 3088	\$830,000	12/08/2017
2	99 Sherbourne Rd MONTMORENCY 3094	\$821,000	29/04/2017
3	31 Airlie Rd MONTMORENCY 3094	\$800,000	12/08/2017

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.~~



 5  2  2

Rooms:
Property Type: House (Res)
Land Size: 1007 sqm approx
Agent Comments

Indicative Selling Price
 \$800,000 - \$850,000
Median House Price
 June quarter 2017: \$858,125

Comparable Properties



31 Boyce Av BRIAR HILL 3088 (REI)

Agent Comments

 3  1  2

Price: \$830,000
Method: Auction Sale
Date: 12/08/2017
Rooms: 8
Property Type: House (Res)
Land Size: 905 sqm approx



99 Sherbourne Rd MONTMORENCY 3094 (REI) **Agent Comments**

 3  2  3

Price: \$821,000
Method: Auction Sale
Date: 29/04/2017
Rooms: 5
Property Type: House (Res)
Land Size: 794 sqm approx



31 Airlie Rd MONTMORENCY 3094 (REI)

Agent Comments

 2  1  -

Price: \$800,000
Method: Auction Sale
Date: 12/08/2017
Rooms: 3
Property Type: House (Res)