

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

6/5 Mccarthy Grove, Montmorency Vic 3094

Indicative selling price

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

Range between

\$790,000

&

\$840,000

Median sale price

Median price

\$985,000

Property Type

Townhouse

Suburb

Montmorency

Period - From

05/07/2023

to

04/07/2024

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	3/51 Para Rd MONTMORENCY 3094	\$830,000	22/03/2024
2	2/68 Sherbourne Rd MONTMORENCY 3094	\$820,000	01/03/2024
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:

05/07/2024 13:58



 3  2  2

Property Type: Townhouse (Res)

Land Size: 224 sqm approx

Agent Comments

Indicative Selling Price

\$790,000 - \$840,000

Median Townhouse Price

05/07/2023 - 04/07/2024: \$985,000

Comparable Properties



3/51 Para Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

 3  2  2

Price: \$830,000

Method: Private Sale

Date: 22/03/2024

Property Type: House



2/68 Sherbourne Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

 3  2  3

Price: \$820,000

Method: Private Sale

Date: 01/03/2024

Property Type: Townhouse (Single)

Land Size: 350 sqm approx

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.