

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

6d Dobson 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 \$750,000 Property Type Unit 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.

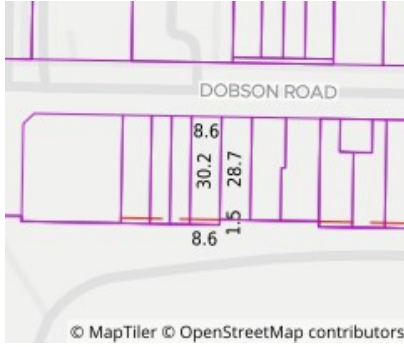
| | Address of comparable property | Price | Date of sale |
|---|---------------------------------|-----------|--------------|
| 1 | 1/96 Hume St GREENSBOROUGH 3088 | \$860,000 | 27/03/2024 |
| 2 | 2/58 Para Rd MONTMORENCY 3094 | \$832,000 | 12/03/2024 |
| 3 | 3/51 Para Rd MONTMORENCY 3094 | \$830,000 | 22/03/2024 |

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:

16/07/2024 09:22



Rooms: 6
Property Type: Flat
Land Size: 257 sqm approx
 Agent Comments

Indicative Selling Price
 \$800,000 - \$880,000
Median Unit Price
 June quarter 2024: \$750,000

Comparable Properties



1/96 Hume St GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$860,000
Method: Auction Sale
Date: 27/03/2024
Property Type: House (Res)
Land Size: 328 sqm approx



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

Agent Comments



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



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

Agent Comments



Price: \$830,000
Method: Private Sale
Date: 22/03/2024
Property Type: House

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799