

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

2/53-55 Looker Road, Montmorency Vic 3094

Indicative selling price

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

Range between \$600,000

&

\$650,000

Median sale price

Median price \$823,000

Property Type Unit

Suburb Montmorency

Period - From 01/04/2023

to

30/06/2023

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	4/44 Para Rd MONTMORENCY 3094	\$642,500	16/03/2023
2	5/31 Paterson Cr GREENSBOROUGH 3088	\$626,000	15/04/2023
3	4/40 Para Rd MONTMORENCY 3094	\$610,000	11/03/2023

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:

02/08/2023 14:12

2/53-55 Looker Road, Montmorency Vic 3094

**Jellis
Craig**

John Le Gros

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Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

June quarter 2023: \$823,000



2 1 1

Property Type: Unit

Land Size: 204 sqm approx

Agent Comments

Comparable Properties



4/44 Para Rd MONTMORENCY 3094 (REI)

Agent Comments

2 1 2

Price: \$642,500

Method: Private Sale

Date: 16/03/2023

Rooms: 4

Property Type: Unit



5/31 Paterson Cr GREENSBOROUGH 3088 (REI)

Agent Comments

2 1 2

Price: \$626,000

Method: Auction Sale

Date: 15/04/2023

Rooms: 4

Property Type: Unit



4/40 Para Rd MONTMORENCY 3094 (REI)

Agent Comments

2 1 1

Price: \$610,000

Method: Auction Sale

Date: 11/03/2023

Property Type: Unit

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



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