

# 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

1/12 Station Road, Montmorency Vic 3094

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$860,000 & \$940,000

### Median sale price

Median price \$957,500 Property Type Townhouse Suburb Montmorency

Period - From 11/04/2023 to 10/04/2024 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	2/154 Sherbourne Rd MONTMORENCY 3094	\$945,000	14/03/2024
2	3/88 Para Rd MONTMORENCY 3094	\$860,000	01/03/2024
3	2/26 Nokes Ct MONTMORENCY 3094	\$847,000	14/12/2023

**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:

11/04/2024 14:30



3   2   2

**Property Type:** Townhouse

**Land Size:** 215 sqm approx

Agent Comments

**Indicative Selling Price**

\$860,000 - \$940,000

**Median Townhouse Price**

11/04/2023 - 10/04/2024: \$957,500

## Comparable Properties



**2/154 Sherbourne Rd MONTMORENCY 3094 (REI)**

Agent Comments

3   2   2

**Price:** \$945,000

**Method:** Private Sale

**Date:** 14/03/2024

**Property Type:** House (Res)

**Land Size:** 442 sqm approx



**3/88 Para Rd MONTMORENCY 3094 (REI)**

Agent Comments

3   2   2

**Price:** \$860,000

**Method:** Private Sale

**Date:** 01/03/2024

**Property Type:** House

**Land Size:** 320 sqm approx



**2/26 Nokes Ct MONTMORENCY 3094 (REI)**

Agent Comments

3   2   2

**Price:** \$847,000

**Method:** Private Sale

**Date:** 14/12/2023

**Property Type:** Unit

**Land Size:** 252 sqm approx