

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

1/31 Looker Road, Montmorency Vic 3094

Indicative selling price

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

Range between \$790,000 & \$850,000

Median sale price

Median price \$1,100,000 Property Type House Suburb Montmorency

Period - From 01/04/2023 to 31/03/2024 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	2/58 Para Rd MONTMORENCY 3094	\$832,000	12/03/2024
2	3/51 Para Rd MONTMORENCY 3094	\$830,000	22/03/2024
3	2/68 Sherbourne Rd MONTMORENCY 3094	\$820,000	01/03/2024

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:

26/04/2024 11:38



3 2 2

Property Type: House
Land Size: 439 sqm approx
Agent Comments

Indicative Selling Price

\$790,000 - \$850,000

Median House Price

Year ending March 2024: \$1,100,000

Comparable Properties



2/58 Para Rd MONTMORENCY 3094 (REI)

3 1 1

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

Agent Comments

Missing the second bathroom that Looker Road has and on a busier road. Similar set up with the block (dual occ)



3/51 Para Rd MONTMORENCY 3094 (REI)

3 2 2

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

Agent Comments

Garage rather than carport, overall similar size



2/68 Sherbourne Rd MONTMORENCY 3094 (REI)

3 2 3

Price: \$820,000
Method: Private Sale
Date: 01/03/2024
Property Type: Townhouse (Single)
Land Size: 350 sqm approx

Agent Comments

Garage rather than carport, overall similar size