

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

1/46 Para Road, Montmorency Vic 3094

Indicative selling price

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

Range between \$750,000 & \$790,000

Median sale price

Median price \$775,750 Property Type Unit 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	3/5 Longs Rd LOWER PLENTY 3093	\$800,000	13/05/2024
2	2/111 Rattray Rd MONTMORENCY 3094	\$788,500	24/02/2024
3	14/101 Rattray Rd MONTMORENCY 3094	\$750,000	22/05/2024

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:

11/06/2024 11:03



3
 1
 1

Property Type: Unit
Land Size: 284 sqm approx
Agent Comments

Indicative Selling Price
 \$750,000 - \$790,000
Median Unit Price
 Year ending March 2024: \$775,750

Comparable Properties



3/5 Longs Rd LOWER PLENTY 3093 (REI)

3
 1
 1

Price: \$800,000
Method: Private Sale
Date: 13/05/2024
Property Type: Unit

Agent Comments

Single level, newer build off the main road



2/111 Rattray Rd MONTMORENCY 3094 (REI/VG)

3
 2
 2

Price: \$788,500
Method: Auction Sale
Date: 24/02/2024
Property Type: Unit
Land Size: 500 sqm approx

Agent Comments

Larger allotment, two bathroom



14/101 Rattray Rd MONTMORENCY 3094 (REI)

3
 2
 3

Price: \$750,000
Method: Private Sale
Date: 22/05/2024
Rooms: 8
Property Type: Unit

Agent Comments

Larger land allotment, communal pool and two bathroom

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