

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

18/2 Grand Boulevard, Montmorency Vic 3094

Indicative selling price

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

Range between \$540,000 & \$590,000

Median sale price

Median price \$770,500 Property Type Unit Suburb Montmorency

Period - From 01/01/2023 to 31/12/2023 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	6/200 Sherbourne Rd MONTMORENCY 3094	\$610,000	24/10/2023
2	3/139 Old Para Ct MONTMORENCY 3094	\$595,000	23/01/2024
3	5/27 Para Rd LOWER PLENTY 3093	\$592,000	20/12/2023

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:

07/03/2024 13:30



Property Type: Unit

Agent Comments

Indicative Selling Price

\$540,000 - \$590,000

Median Unit Price

Year ending December 2023: \$770,500

Comparable Properties



6/200 Sherbourne Rd MONTMORENCY 3094 (REI/VG)

Agent Comments



Price: \$610,000

Method: Private Sale

Date: 24/10/2023

Property Type: Unit



3/139 Old Para Ct MONTMORENCY 3094 (REI)

Agent Comments



Price: \$595,000

Method: Private Sale

Date: 23/01/2024

Property Type: Unit

Land Size: 120 sqm approx



5/27 Para Rd LOWER PLENTY 3093 (REI/VG)

Agent Comments



Price: \$592,000

Method: Private Sale

Date: 20/12/2023

Rooms: 3

Property Type: Unit

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