

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

2/45 Para Road, Montmorency Vic 3094

Indicative selling price

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

Range between \$570,000 & \$615,000

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	3/139 Old Para Ct MONTMORENCY 3094	\$595,000	23/01/2024
2	5/27 Para Rd LOWER PLENTY 3093	\$592,000	20/12/2023
3	7/9-13 Main Rd LOWER PLENTY 3093	\$590,000	12/02/2024

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:

19/03/2024 10:30



Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price
\$570,000 - \$615,000
Median Unit Price
Year ending December 2023: \$770,500

Comparable Properties



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



7/9-13 Main Rd LOWER PLENTY 3093 (REI) **Agent Comments**



Price: \$590,000
Method: Private Sale
Date: 12/02/2024
Property Type: Unit
Land Size: 238 sqm approx