

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

3/36 PARA ROAD MONTMORENCY VIC 3094

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$980,000

&

\$1,070,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Montmorency

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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 6 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

122A PARA ROAD MONTMORENCY VIC 3094	\$990,000	18-Feb-24
1/12 STATION ROAD MONTMORENCY VIC 3094	\$980,000	27-Apr-24

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 6 months.

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122A PARA ROAD MONTMORENCY VIC 3094 Sold Price

^{RS} \$990,000 Sold Date 18-Feb-24

3 2 2

Distance 1.09km



1/12 STATION ROAD MONTMORENCY VIC 3094 Sold Price

^{RS} \$980,000 Sold Date 27-Apr-24

3 2 2

Distance 1.01km

RS = Recent sale UN = Undisclosed Sale

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