

# 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

3/84 Airlie Road, Montmorency Vic 3094

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000 & \$600,000

### 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:

21/03/2024 13:38

3/84 Airlie Road, Montmorency Vic 3094

**Jellis  
Craig**

Scott Nugent  
0438 054 993

scottnugent@jellisrcraig.com.au



2   1   1

**Property Type:** Unit

**Agent Comments**

**Indicative Selling Price**

\$550,000 - \$600,000

**Median Unit Price**

Year ending December 2023: \$770,500

## Comparable Properties



**3/139 Old Para Ct MONTMORENCY 3094 (REI)** **Agent Comments**

2   1   2

**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**

2   1   1

**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**

2   1   1

**Price:** \$590,000

**Method:** Private Sale

**Date:** 12/02/2024

**Property Type:** Unit

**Land Size:** 238 sqm approx

**Account - Jellis Craig** | P: 03 9431 1222 | F: 03 9439 7192



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