

## 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

3/88 PARA 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$771,000

Property type

Unit

Suburb

Montmorency

Period-from

01 Nov 2022

to

31 Oct 2023

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

5/111 RATTRAY ROAD MONTMORENCY VIC 3094	\$846,800	16-Jun-23
1/44 SACKVILLE STREET MONTMORENCY VIC 3094	\$813,000	12-Apr-23
9D DOBSON ROAD MONTMORENCY VIC 3094	\$810,000	21-Jan-23

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.~~

This Statement of Information was prepared on: 03 November 2023



**5/111 RATTRAY ROAD  
MONTMORENCY VIC 3094**

 3  2  2

Sold Price **\$846,800** Sold Date **16-Jun-23**

Distance **1.07km**

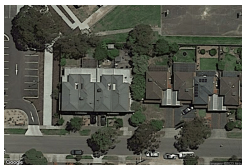


**1/44 SACKVILLE STREET  
MONTMORENCY VIC 3094**

 3  2  2

Sold Price **\$813,000** Sold Date **12-Apr-23**

Distance **1.68km**



**9D DOBSON ROAD  
MONTMORENCY VIC 3094**

 3  2  2

Sold Price **\$810,000** Sold Date **21-Jan-23**

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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