

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 5/96 Para Road, Montmorency Vic 3094

Indicative selling price

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

Range between \$640,000 & \$690,000

Median sale price

Median price \$810,000 Property Type Unit Suburb Montmorency

Period - From 01/07/2022 to 30/06/2023 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	2/63 Para Rd MONTMORENCY 3094	\$736,500	22/05/2023
2	4/86 Airlie Rd MONTMORENCY 3094	\$680,000	18/05/2023
3	4/44 Para Rd MONTMORENCY 3094	\$642,500	16/03/2023

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: 17/08/2023 13:44



2 1 1

Property Type: Unit
Land Size: 221 sqm approx
Agent Comments

Indicative Selling Price
\$640,000 - \$690,000
Median Unit Price
Year ending June 2023: \$810,000

Comparable Properties



2/63 Para Rd MONTMORENCY 3094 (REI/VG) **Agent Comments**

2 1 2

Price: \$736,500
Method: Private Sale
Date: 22/05/2023
Property Type: Unit
Land Size: 260 sqm approx



4/86 Airlie Rd MONTMORENCY 3094 (REI/VG) **Agent Comments**

2 1 1

Price: \$680,000
Method: Private Sale
Date: 18/05/2023
Property Type: Unit
Land Size: 191 sqm approx



4/44 Para Rd MONTMORENCY 3094 (REI/VG) **Agent Comments**

2 1 2

Price: \$642,500
Method: Private Sale
Date: 16/03/2023
Rooms: 4
Property Type: Unit