

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	1/96 Para Road, Montmorency Vic 3094
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Indicative selling price

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

Range between	\$550,000	&	\$605,000
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Median sale price

Median price	\$685,000	House		Unit	X	Suburb	Montmorency
Period - From	01/04/2017	to	30/06/2017	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	1/111 Nepean St GREENSBOROUGH 3088	\$585,000	15/07/2017
2	2/50 Para Rd MONTMORENCY 3094	\$580,000	24/05/2017
3	4/81 Alexandra St GREENSBOROUGH 3088	\$570,000	18/03/2017

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.



Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$550,000 - \$605,000
Median Unit Price
June quarter 2017: \$685,000

Comparable Properties



1/111 Nepean St GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$585,000
Method: Auction Sale
Date: 15/07/2017
Rooms: 3
Property Type: Unit
Land Size: 240 sqm approx



2/50 Para Rd MONTMORENCY 3094 (REI/VG)

Agent Comments



Price: \$580,000
Method: Private Sale
Date: 24/05/2017
Rooms: 3
Property Type: Unit
Land Size: 170 sqm approx



4/81 Alexandra St GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$570,000
Method: Auction Sale
Date: 18/03/2017
Rooms: 4
Property Type: Unit