

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

2/39 STARLING STREET 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,000

Property type

Unit

Suburb

Montmorency

Period-from

01 Jul 2021

to

30 Jun 2022

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

8 SACKVILLE STREET MONTMORENCY VIC 3094	\$1,225,000	10-May-22
2/5 GRAND BOULEVARD MONTMORENCY VIC 3094	\$1,225,000	15-Apr-22
1/73 AIRLIE ROAD MONTMORENCY VIC 3094	\$1,311,000	26-Mar-22

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: 12 July 2022



**8 SACKVILLE STREET
MONTMORENCY VIC 3094**

3 2 2

Sold Price ^{RS} **\$1,225,000** Sold Date **10-May-22**

Distance -



**2/5 GRAND BOULEVARD
MONTMORENCY VIC 3094**

3 3 2

Sold Price **\$1,225,000** Sold Date -

Distance -



**1/73 AIRLIE ROAD MONTMORENCY
VIC 3094**

3 2 2

Sold Price ^{RS} **\$1,311,000** Sold Date **26-Mar-22**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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