

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

13 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

\$1,250,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,140,500

Property type

House

Suburb

Montmorency

Period-from

01 May 2021

to

30 Apr 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

29 ELMO ROAD MONTMORENCY VIC 3094	\$1,240,000	18-Feb-22
1/8 DAVEY ROAD MONTMORENCY VIC 3094	\$1,230,000	01-Dec-21
3/91 KARINGAL DRIVE BRIAR HILL VIC 3088	\$1,200,000	17-Dec-21

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: 05 May 2022



**29 ELMO ROAD MONTMORENCY
VIC 3094**

3 2 2

Sold Price

\$1,240,000

Sold Date

18-Feb-22

Distance

-



**1/8 DAVEY ROAD MONTMORENCY
VIC 3094**

3 2 2

Sold Price

\$1,230,000

Sold Date

01-Dec-21

Distance

0.48km



**3/91 KARINGAL DRIVE BRIAR HILL
VIC 3088**

3 2 2

Sold Price

\$1,200,000

Sold Date

17-Dec-21

Distance

1.19km



**11 WOODLAND GROVE
MONTMORENCY VIC 3094**

4 2 2

Sold Price

^{RS} **\$1,152,500**

Sold Date

08-Mar-22

Distance

1.07km

RS = Recent sale

UN = Undisclosed Sale

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