

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

8 SACKVILLE 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

\$1,175,000

&

\$1,275,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,122,000

Property type

House

Suburb

Montmorency

Period-from

01 Apr 2021

to

31 Mar 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

10 EDWARDS STREET LOWER PLENTY VIC 3093	\$1,200,000	15-Nov-21
82 BUENA VISTA DRIVE MONTMORENCY VIC 3094	\$1,250,000	31-Jan-22
18 BUENA VISTA DRIVE MONTMORENCY VIC 3094	\$1,205,000	03-Feb-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: 14 April 2022



10 EDWARDS STREET LOWER PLENTY VIC 3093

 3  2  2

Sold Price

\$1,200,000

Sold Date

15-Nov-21

Distance

0.62km


82 BUENA VISTA DRIVE MONTMORENCY VIC 3094

 3  2  4

Sold Price

\$1,250,000

Sold Date

31-Jan-22

Distance

0.41km


18 BUENA VISTA DRIVE MONTMORENCY VIC 3094

 3  1  -

Sold Price

^{RS} **\$1,205,000**

Sold Date

03-Feb-22

Distance

0.47km
RS = Recent sale

UN = Undisclosed Sale

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