

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

3 Starling Street, Montmorency Vic 3094

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$1,120,000

Property Type House

Suburb Montmorency

Period - From 01/10/2023

to 30/09/2024

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	27a Heather Gr BRIAR HILL 3088	\$868,000	18/10/2024
2	15 Moodie St GREENSBOROUGH 3088	\$870,000	20/09/2024
3	25 Pine Av BRIAR HILL 3088	\$804,500	20/07/2024

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:

08/11/2024 10:56

3 Starling Street, Montmorency Vic 3094

**Jellis
Craig**

Scott Nugent
0438 054 993
scottnugent@jelliscraig.com.au



 3  2  2

Property Type: House
Land Size: 443 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
Year ending September 2024: \$1,120,000

Comparable Properties



27a Heather Gr BRIAR HILL 3088 (REI)

Agent Comments

 3  2  2

Price: \$868,000
Method: Sold Before Auction
Date: 18/10/2024
Property Type: House (Res)
Land Size: 563 sqm approx



15 Moodie St GREENSBOROUGH 3088 (REI)

Agent Comments

 3  2  1

Price: \$870,000
Method: Sold Before Auction
Date: 20/09/2024
Property Type: House (Res)



25 Pine Av BRIAR HILL 3088 (REI)

Agent Comments

 3  1  2

Price: \$804,500
Method: Auction Sale
Date: 20/07/2024
Property Type: House (Res)
Land Size: 695 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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