

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

1/44 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$839,750

Property type

Unit

Suburb

Montmorency

Period-from

01 Mar 2022

to

28 Feb 2023

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

18A CRESSY STREET MONTMORENCY VIC 3094	\$812,000	10-Oct-22
21 MONARCH RIDGE LOWER PLENTY VIC 3093	\$810,000	25-Oct-22
2/3 CROMWELL STREET ELTHAM VIC 3095	\$875,000	22-Oct-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: 06 March 2023



**18A CRESSY STREET
MONTMORENCY VIC 3094**

3 1 2

Sold Price

\$812,000

Sold Date

10-Oct-22

Distance

0.24km



**21 MONARCH RIDGE LOWER
PLENTY VIC 3093**

3 2 1

Sold Price

\$810,000

Sold Date

25-Oct-22

Distance

0.74km



**2/3 CROMWELL STREET ELTHAM
VIC 3095**

3 2 2

Sold Price

\$875,000

Sold Date

22-Oct-22

Distance

1.02km

RS = Recent sale

UN = Undisclosed Sale

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