

Ermington Comparable Sales

Starr Partners: 15 Vignes St, Ermington – SOLD \$1,172,000

Closest Comparison: 6 Cleal St, Ermington SOLD by McGrath for \$1,010,000

Difference: \$162,000

Starr Partners: 13 Vignes St, Ermington – SOLD \$1,300,000

Closest Comparison: 98 Spurway St, Ermington SOLD by The Professionals for \$1,160,000
(also less than my 15 Vignes St sale)

Difference: \$140,000

Starr Partners: 139 Spurway St, Ermington – SOLD \$1,300,000

Closest Comparisons: 98 Spurway St SOLD for \$1,160,000 by The Professionals & 122
Spurway St SOLD by R & W for \$802,000

Difference: \$140,000 & \$498,000

Starr Partners: 131 Spurway St, Ermington – SOLD \$1,200,000

Closest Comparison: 10 Deakin St, Ermington – McGrath - NOT YET SOLD. It's been on the
market for just on three months, and after a \$300,000 price reduction passed in at Auction
and is now stale on the market.

Starr Partners: 49a Hughes Ave, Ermington – SOLD \$1,310,000

Closest Comparison: 21 Patterson St, Ermington SOLD by Macleod Real Estate for
\$1,160,000

Difference: \$150,000

Starr Partners: 47a Hughes Ave – SOLD \$1,300,000 (Duplex)

Closest Comparison: 25A Trumper St, Ermington SOLD by The Professionals for \$1,250,000

Difference: \$50,000

Starr Partners: 49 Hughes Ave, Ermington – SOLD \$1,300,000

Closest Comparison: 13A Eccles St, Ermington SOLD by McLeod Real Estate for \$1,260,000

Difference : \$40,000

Total Starr Partners Sales: \$8,882,000

Total of closest competitors sales: \$6,642,000

Difference over 6 sales - \$2,240,000