

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



### Property offered for sale

Address  
Including suburb and  
postcode

116-118 Monbulk Road, Mount Evelyn

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$400,000 & \$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$625,380 \*House ☒ \*Unit ☐ Suburb Mount Evelyn

Period - From 1/1/2017 to 31/3/2017 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**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.