

## 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

295 MONBULK ROAD MONBULK VIC 3793

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$895,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$792,500

Property type

House

Suburb

Monbulk

Period-from

01 May 2021

to

30 Apr 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

207 OLINDA-MONBULK ROAD MONBULK VIC 3793	\$880,000	18-Mar-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: 26 May 2022



**207 OLINDA-MONBULK ROAD  
MONBULK VIC 3793**

 4  2  1

Sold Price

<sup>RS</sup> **\$880,000**

Sold Date

**18-Mar-22**

Distance

**0.53km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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