

## 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

491 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

\$960,000

&

\$1,056,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Monbulk

Period-from

01 Nov 2021

to

31 Oct 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

9 MCALLISTER ROAD MONBULK VIC 3793	\$981,500	25-Aug-22
189 EMERALD-MONBULK ROAD MONBULK VIC 3793	\$1,000,000	09-Aug-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.

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### 9 MCALLISTER ROAD MONBULK VIC 3793

 4  2  2

Sold Price <sup>RS</sup> **\$981,500** <sup>UN</sup> Sold Date **25-Aug-22**

Distance **0.57km**



### 189 EMERALD-MONBULK ROAD MONBULK VIC 3793

 4  3  3

Sold Price <sup>RS</sup> **\$1,000,000** <sup>UN</sup> Sold Date **09-Aug-22**

Distance **1.01km**

**RS** = Recent sale **UN** = Undisclosed Sale

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