

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 19-21 Jellicoe Avenue, Monbulk, VIC 3793

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$620,000

&

\$680,000

Median sale price

Median price

\$620,000

Property Type

House

Suburb

Monbulk (3793)

Period - From

22/09/2019

to

22/01/2020

Source

RP Data

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
3 NUGENT STREET, MONBULK VIC 3793	\$650,000	14/11/2019
97 MT PLEASANT ROAD, MONBULK VIC 3793	\$640,000	06/01/2020
16 STANLEY ROAD, MONBULK VIC 3793	\$656,000	31/10/2019

This Statement of Information was prepared on: 28/01/2020