

## 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

15 Reservoir 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

\$1,030,000

&

\$1,130,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Monbulk

Period-from

01 Jan 2021

to

31 Dec 2021

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

6 Upper Coonara Road Olinda VIC 3788	\$1,125,000	15-Oct-21
317-319 Monbulk Road Silvan VIC 3795	\$1,150,000	30-Oct-21

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: 31 January 2022



**6 Upper Coonara Road Olinda VIC 3788**

Sold Price

**\$1,125,000**

Sold Date

**15-Oct-21**

 -  2  3

Distance

**3.34km**



**317-319 Monbulk Road Silvan VIC 3795**

Sold Price

<sup>RS</sup> **\$1,150,000** <sup>UN</sup>

Sold Date

**30-Oct-21**

 5  2  4

Distance

**2.9km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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