

# 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 97 Mt Pleasant 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)

Price Range

\$600,000

&

\$660,000

### Median sale price

Median price

\$620,000

Property Type

House

Suburb

Monbulk (3793)

Period - From

18/07/2019

to

18/11/2019

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
15 VICTORIA AVENUE, MONBULK VIC 3793	\$630,000	13/06/2019
14 MOORES ROAD, MONBULK VIC 3793	\$600,000	28/08/2019
25 MOORES ROAD, MONBULK VIC 3793	\$600,000	04/10/2019

This Statement of Information was prepared on: 28/11/2019