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

212 Olinda-Monbulk Road Monbulk VIC 3793

Indicative selling price

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

Single Price	or range between	\$650,000	&	\$695,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$620,000	Prop	erty type	ype House		Suburb	Monbulk
Period-from	01 Dec 2018	to	30 Nov 2	2019	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	
32 Hunter Street Monbulk VIC 3793	\$650,000	23-May-19	
219-221 Olinda-Monbulk Road Monbulk VIC 3793	\$707,000	27-Aug-19	

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: 04 December 2019



consumer.vic.gov.au

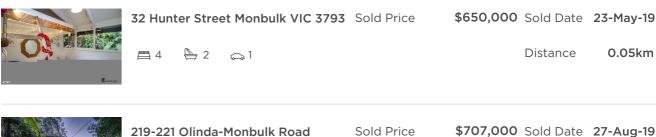


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219-221 Olinda-Monbulk Road So Monbulk VIC 3793

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Distance 0.16km

RS = Recent sale **UN** = Und

ale UN = Undisclosed Sale

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