

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

194 Monbulk Road Kallista VIC 3791

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

\$675,000

&

\$742,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$980,000

Property type

House

Suburb

Kallista

Period-from

01 Nov 2020

to

31 Oct 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

183 Olinda-Monbulk Road Monbulk VIC 3793	\$750,000	08-Jun-21
16 Allen Road Monbulk VIC 3793	\$745,000	05-Jun-21
7 Cedar Court Monbulk VIC 3793	\$722,500	27-May-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: 03 November 2021


183 Olinda-Monbulk Road Monbulk VIC 3793

Sold Price

\$750,000

Sold Date

08-Jun-21
 3  1  -

Distance

1.21km

16 Allen Road Monbulk VIC 3793

Sold Price

\$745,000

Sold Date

05-Jun-21
 3  1  3

Distance

1.88km

7 Cedar Court Monbulk VIC 3793

Sold Price

\$722,500

Sold Date

27-May-21
 3  1  -

Distance

3.38km
RS = Recent sale

UN = Undisclosed Sale

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