

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

6 TAVISTOCK 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

\$820,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Monbulk

Period-from

01 May 2022

to

30 Apr 2023

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

3 MENIN ROAD MONBULK VIC 3793	\$802,500	21-Dec-22
24 MOXHAMS ROAD MONBULK VIC 3793	\$870,000	04-Feb-23
2 LAWRENCE ROAD THE PATCH VIC 3792	\$845,000	20-Dec-22

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 May 2023



3 MENIN ROAD MONBULK VIC 3793

3 2 4

Sold Price **\$802,500** Sold Date **21-Dec-22**

Distance **0.52km**



24 MOXHAMS ROAD MONBULK VIC 3793

3 1 8

Sold Price **\$870,000** Sold Date **04-Feb-23**

Distance **1.13km**



2 LAWRENCE ROAD THE PATCH VIC 3792

3 1 3

Sold Price **\$845,000** Sold Date **20-Dec-22**

Distance **2.06km**

RS = Recent sale UN = Undisclosed Sale

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