

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 76 Moores Road, Monbulk Vic 3793

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$600,000 & \$650,000

Median sale price

Median price \$730,000 House X Unit Suburb Monbulk

Period - From 01/10/2017 to 31/12/2017 Source REIV

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 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
1	20 Burns Way MONBULK 3793	\$681,000	25/08/2017
2	97 Mt Pleasant Rd MONBULK 3793	\$610,000	27/09/2017
3	451 Monbulk Rd MONBULK 3793	\$600,000	11/12/2017

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 six months.

**Rooms:****Property Type:** House (Previously Occupied - Detached)**Land Size:** 1323 sqm approx

Agent Comments

Indicative Selling Price

\$600,000 - \$650,000

Median House Price

December quarter 2017: \$730,000

Comparable Properties

**20 Burns Way MONBULK 3793 (REI/VG)**

Agent Comments

**Price:** \$681,000**Method:** Private Sale**Date:** 25/08/2017**Rooms:** 6**Property Type:** House**Land Size:** 2154 sqm approx**97 Mt Pleasant Rd MONBULK 3793 (REI/VG)**

Agent Comments

**Price:** \$610,000**Method:** Private Sale**Date:** 27/09/2017**Rooms:** 4**Property Type:** House**Land Size:** 1200 sqm approx**451 Monbulk Rd MONBULK 3793 (REI)**

Agent Comments

**Price:** \$600,000**Method:** Private Sale**Date:** 11/12/2017**Rooms:** 4**Property Type:** House