

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert ^o	y offered	for s	ale
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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	Hou	ıse 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.

Add	dress 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.















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)







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)









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)





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

Property Type: House

Agent Comments

Agent Comments



Account - Bell RE Belgrave | P: 03 9754 6888



Agent Comments

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market

activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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