

# 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 David Street, Monbulk Vic 3793

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$580,000

&

\$630,000

### Median sale price

Median price \$662,500

Property Type House

Suburb Monbulk

Period - From 01/07/2019

to 30/06/2020

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	1 David St MONBULK 3793	\$640,000	27/07/2020
2	9 Baynes Park Rd MONBULK 3793	\$600,000	27/06/2020
3	13 Baynes Park Rd MONBULK 3793	\$594,000	28/05/2020

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.~~

This Statement of Information was prepared on:

01/10/2020 15:16



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1341 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$580,000 - \$630,000  
**Median House Price**  
 Year ending June 2020: \$662,500

## Comparable Properties



**1 David St MONBULK 3793 (REI/VG)**

Agent Comments



**Price:** \$640,000  
**Method:** Private Sale  
**Date:** 27/07/2020  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 872 sqm approx

**9 Baynes Park Rd MONBULK 3793 (VG)**

Agent Comments



**Price:** \$600,000  
**Method:** Sale  
**Date:** 27/06/2020  
**Property Type:** House (Res)  
**Land Size:** 1246 sqm approx



**13 Baynes Park Rd MONBULK 3793 (REI/VG)**

Agent Comments



**Price:** \$594,000  
**Method:** Private Sale  
**Date:** 28/05/2020  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 1218 sqm approx