



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**10 Nugent Street,
MONBULK 3793**

Indicative selling price

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

Range \$600,000 - \$660,000

Median sale price

Median **House** for **MONBULK** for period **Apr 2017 - Mar 2018**

Sourced from **Pricefinder**.

\$650,000

Comparable property sales

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 the most comparable to the property for sale.

**189 Olinda - Monbulk Road,
MONBULK 3793**

Price \$672,000 Sold 20
December 2017

**15 Baynes Park Road,
MONBULK 3793**

Price \$581,000 Sold 15
December 2017

**13 Allen Road,
MONBULK 3793**

Price \$600,000 Sold 21
November 2017

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House



2 beds



2 baths



2 parking

Stockdale & Leggo Emerald

3A Kilvington Drive,
Emerald VIC 3782

Contact agents



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**Stockdale
& Leggo**