

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 Jellicoe Avenue, Monbulk Vic 3793

Indicative selling price

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

Range between \$670,000

&

\$737,000

Median sale price

Median price \$624,000

House

X

Unit

Suburb Monbulk

Period - From 01/07/2016

to 30/06/2017

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	223-225 Olinda Monbulk Rd MONBULK 3793	\$710,000	06/06/2017
2	45 Jellicoe Av MONBULK 3793	\$650,000	12/07/2017
3	253 Olinda Monbulk Rd MONBULK 3793	\$506,000	25/05/2017

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.

6 Jellicoe Avenue, Monbulk Vic 3793

BELL REAL ESTATE

Stephen Richards

03 5968 6222

0400 100 155

stephenr@bellrealestate.com.au

Indicative Selling Price

\$670,000 - \$737,000

Median House Price

Year ending June 2017: \$624,000



3 bedrooms - 1 car

Rooms:

Property Type:

Land Size: 1220 sqm approx

Agent Comments

Comparable Properties



223-225 Olinda Monbulk Rd MONBULK 3793 (REI)

Agent Comments

4 bedrooms - 2 bathrooms - 2 cars

Price: \$710,000

Method: Private Sale

Date: 06/06/2017

Rooms: 6

Property Type: House

Land Size: 1300 sqm approx



45 Jellicoe Av MONBULK 3793 (REI)

Agent Comments

4 bedrooms - 2 bathrooms - 2 cars

Price: \$650,000

Method: Private Sale

Date: 12/07/2017

Rooms: 9

Property Type: House

Land Size: 1074 sqm approx



253 Olinda Monbulk Rd MONBULK 3793 (REI)

Agent Comments

3 bedrooms - 2 bathrooms - 1 car

Price: \$506,000

Method: Private Sale

Date: 25/05/2017

Rooms: 10

Property Type: House

Land Size: 1222 sqm approx