

## 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

507 Monbulk Road Monbulk VIC 3793

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$630,000

&

\$693,000

#### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Monbulk

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

#### 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 6 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 26 Nugent Street Monbulk VIC 3793  | \$660,000 | 18-Nov-20 |
| 36 Allandale Road Monbulk VIC 3793 | \$660,000 | 24-Jan-21 |
| 1 Allen Road Monbulk VIC 3793      | \$665,000 | 22-Oct-20 |

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 6 months.~~

This Statement of Information was prepared on: 01 March 2021



**26 Nugent Street Monbulk VIC 3793** Sold Price **\$660,000** Sold Date **18-Nov-20**

2 1 1

Distance **0.44km**



**36 Allandale Road Monbulk VIC 3793** Sold Price

Sold Date **24-Jan-21**

3 1 1

Distance **0.99km**



**1 Allen Road Monbulk VIC 3793** Sold Price

**\$665,000** Sold Date **22-Oct-20**

3 1 2

Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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