

## 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

1 SEAMER 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

\$1,300,000

&

\$1,420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$825,000

Property type

Farm

Suburb

Monbulk

Period-from

01 Aug 2021

to

31 Jul 2022

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

120 MACCLESFIELD ROAD MONBULK VIC 3793	\$1,345,000	02-May-22
41 GEORGES ROAD THE PATCH VIC 3792	\$1,130,000	30-Apr-22
36 BEVERIDGE ROAD SILVAN VIC 3795	\$1,220,000	13-May-22

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: 09 August 2022



## 120 MACCLESFIELD ROAD MONBULK VIC 3793

3 2 7

Sold Price **\$1,345,000** Sold Date **02-May-22**

Distance **1.25km**

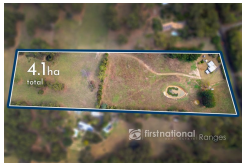


## 41 GEORGES ROAD THE PATCH VIC 3792

3 1 2

Sold Price **\$1,130,000** Sold Date **30-Apr-22**

Distance **2.73km**



## 36 BEVERIDGE ROAD SILVAN VIC 3795

2 1 2

Sold Price **\$1,220,000** Sold Date **13-May-22**

Distance **3.93km**

RS = Recent sale

UN = Undisclosed Sale

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