

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
289 Monbulk Road, Monbulk Vic 3793

Indicative selling price

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

Range between \$590,000 & \$640,000

Median sale price

Median price \$700,000 House Unit Suburb Monbulk

Period - From 01/04/2017 to 31/03/2018 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	279 Monbulk Rd MONBULK 3793	\$640,000	21/02/2018
2	96 David Hill Rd MONBULK 3793	\$630,000	25/04/2018
3	22 David Hill Rd MONBULK 3793	\$615,000	12/05/2018

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.



Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 1123 sqm approx
 Agent Comments

Indicative Selling Price
 \$590,000 - \$640,000
Median House Price
 Year ending March 2018: \$700,000

Comparable Properties



279 Monbulk Rd MONBULK 3793 (REI/VG)

Agent Comments



Price: \$640,000
Method: Private Sale
Date: 21/02/2018
Rooms: 10
Property Type: House
Land Size: 2146 sqm approx



96 David Hill Rd MONBULK 3793 (VG)

Agent Comments



Price: \$630,000
Method: Sale
Date: 25/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 882 sqm approx



22 David Hill Rd MONBULK 3793 (REI)

Agent Comments



Price: \$615,000
Method: Private Sale
Date: 12/05/2018
Rooms: 10
Property Type: House
Land Size: 1147 sqm approx