

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Propert ^o | y offered | for s | ale |
|----------------------|-----------|-------|-----|
|----------------------|-----------|-------|-----|

| Address Including suburb and postcode | 289 Monbulk Road, Monbulk Vic 3793 | | | | | |
|---|------------------------------------|--|--|--|--|--|
| disativa sallina maiss | | | | | | |

Indicative selling price

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

| Range between | \$590,000 | & | \$640,000 |
|---------------|-----------|-----|-----------|
| | | i l | |

Median sale price

| Median price | \$700,000 | Hou | ıse X | 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.

| Add | dress 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.















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)







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)









Price: \$630,000 Method: Sale Date: 25/04/2018

Property Type: House (Res) Land Size: 882 sqm approx

22 David Hill Rd MONBULK 3793 (REI)









Price: \$615,000 Method: Private Sale Date: 12/05/2018 Rooms: 10

Property Type: House Land Size: 1147 sqm approx **Agent Comments**

Agent Comments



Account - Bell RE Belgrave | P: 03 9754 6888





Agent Comments

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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