

15 Victoria Avenue, Monbulk Vic 3793

BELL REAL ESTATE

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Indicative Selling Price

\$595,000 - \$650,000

Median House Price

Year ending March 2019: \$663,000



3 2 2

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 995 sqm approx

Agent Comments

Comparable Properties



92 Moores Rd MONBULK 3793 (REI/VG)

Agent Comments

3 1 2

Price: \$650,000

Method: Private Sale

Date: 05/12/2018

Rooms: 4

Property Type: House

Land Size: 1249 sqm approx

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.

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

15 Victoria Avenue, Monbulk Vic 3793

Indicative selling price

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

Range between \$595,000

&

\$650,000

Median sale price

Median price \$663,000

House

X

Unit

Suburb Monbulk

Period - From 01/04/2018

to

31/03/2019

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		
2		
3		

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.