

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

111 Moxhams 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)

Range between \$620,000 & \$670,000

### Median sale price

Median price \$655,000

Property Type House

Suburb Monbulk

Period - From 25/06/2019

to 24/06/2020

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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	21 Jellicoe Av MONBULK 3793	\$655,000	11/03/2020
2	11 Haig Av MONBULK 3793	\$650,000	23/05/2020
3	97 Mt Pleasant Rd MONBULK 3793	\$640,000	06/01/2020

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

25/06/2020 12:24



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1020 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$620,000 - \$670,000  
**Median House Price**  
 25/06/2019 - 24/06/2020: \$655,000

## Comparable Properties



**21 Jellicoe Av MONBULK 3793 (REI/VG)**

Agent Comments



**Price:** \$655,000  
**Method:** Private Sale  
**Date:** 11/03/2020  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 2075 sqm approx



**11 Haig Av MONBULK 3793 (REI)**

Agent Comments



**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 23/05/2020  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 1068 sqm approx



**97 Mt Pleasant Rd MONBULK 3793 (REI/VG)**

Agent Comments



**Price:** \$640,000  
**Method:** Private Sale  
**Date:** 06/01/2020  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 1200 sqm approx