

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

503 Monbulk Road, Monbulk, VIC 3793

INDICATIVE SELLING PRICE

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

Range Between \$560,000 & \$615,000

MEDIAN SALE PRICE

Median price \$573,000 | House | Monbulk (3793)

Period - From 30 June 2016 to 18 June 2017 | Source - realestate.com.au

COMPARABLE PROPERTY SALES

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
527 MONBULK RD, MONBULK VIC 3793	\$517,000	18/02/2017
37 DAVID HILL RD, MONBULK VIC 3793	\$573,000	20/02/2017
2 JELLCOE AVE, MONBULK VIC 3793	\$640,000	22/05/2017