

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

205 Emerald-monbulk Road, Monbulk Vic 3793

Indicative selling price

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

Range between

\$640,000

&

\$704,000

Median sale price

Median price

\$624,000

House

X

Unit

Suburb

Monbulk

Period - From

01/07/2016

to

30/06/2017

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	4 Mayview Dr MONBULK 3793	\$700,000	23/08/2017
2	20 Burns Way MONBULK 3793	\$681,000	25/08/2017
3	45 Jellicoe Av MONBULK 3793	\$650,000	12/07/2017

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.~~