

## 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

340 Old Emerald 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,130,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Monbulk

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

### 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 6 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

20 Karinga Road Monbulk VIC 3793	\$1,190,000	04-Dec-21
8 Coulson Road Monbulk VIC 3793	\$1,600,000	13-Dec-21

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 6 months.

This Statement of Information was prepared on: 03 March 2022



**20 Karinga Road Monbulk VIC 3793** Sold Price <sup>RS</sup> **\$1,190,000** Sold Date **04-Dec-21**

4 2 8

Distance **1km**



**8 Coulson Road Monbulk VIC 3793** Sold Price <sup>RS</sup> **\$1,600,000** <sup>UN</sup> Sold Date **13-Dec-21**

5 4 7

Distance **1.57km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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