

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

3 FOREST STREET MONBULK VIC 3793

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$840,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$795,000

Property type

House

Suburb

Monbulk

Period-from

01 May 2021

to

30 Apr 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

1 BAYNES PARK ROAD MONBULK VIC 3793	\$865,000	13-Apr-22
212 OLINDA-MONBULK ROAD MONBULK VIC 3793	\$855,000	18-Nov-21
111 MOXHAMS ROAD MONBULK VIC 3793	\$840,000	23-Mar-22

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 May 2022



1 BAYNES PARK ROAD MONBULK VIC 3793

4 1 2

Sold Price

^{RS} \$865,000

Sold Date

13-Apr-22

Distance

0.5km



212 OLINDA-MONBULK ROAD MONBULK VIC 3793

4 2 -

Sold Price

\$855,000

Sold Date

18-Nov-21

Distance

1.45km



111 MOXHAMS ROAD MONBULK VIC 3793

3 2 3

Sold Price

^{RS} \$840,000

Sold Date

23-Mar-22

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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