

## 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

20 MT PLEASANT 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

\$750,000

&

\$825,000

### 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 MCALLISTER ROAD MONBULK VIC 3793  | \$800,000 | 10-Nov-21 |
| 39 DAVID HILL ROAD MONBULK VIC 3793  | \$885,000 | 14-Dec-21 |
| 102 DAVID HILL ROAD MONBULK VIC 3793 | \$775,000 | 18-Feb-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: 09 March 2022



**20 MCALLISTER ROAD MONBULK  
VIC 3793**

Sold Price

<sup>RS</sup> **\$800,000**

Sold Date

**10-Nov-21**



3



1



1

Distance

**0.39km**



**39 DAVID HILL ROAD MONBULK  
VIC 3793**

Sold Price

<sup>RS</sup> **\$885,000**

Sold Date

**14-Dec-21**



3



1



2

Distance

**0.59km**



**102 DAVID HILL ROAD MONBULK  
VIC 3793**

Sold Price

<sup>RS</sup> **\$775,000**

Sold Date

**18-Feb-22**



2



1



2

Distance

**1.31km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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