

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

201 EMERALD-MONBULK ROAD 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

\$720,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$817,500

Property type

House

Suburb

Monbulk

Period-from

01 Mar 2022

to

28 Feb 2023

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 NUGENT STREET MONBULK VIC 3793	\$760,000	22-Nov-22
8 MCALLISTER ROAD MONBULK VIC 3793	\$742,500	30-Nov-22
2 CEDAR COURT MONBULK VIC 3793	\$760,000	30-Jan-23

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 2023



1 NUGENT STREET MONBULK VIC 3793

Sold Price **\$760,000** Sold Date **22-Nov-22**

 3  1  1

Distance **0.13km**



8 MCALLISTER ROAD MONBULK VIC 3793

Sold Price **\$742,500** Sold Date **30-Nov-22**

 3  1  2

Distance **0.53km**



2 CEDAR COURT MONBULK VIC 3793

Sold Price ^{RS} **\$760,000** Sold Date **30-Jan-23**

 3  1  5

Distance **1.77km**

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

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