

## 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

7 Rankins 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

\$720,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$651,000

Property type

House

Suburb

Monbulk

Period-from

01 Jan 2020

to

31 Dec 2020

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

8 Loch Avenue Monbulk VIC 3793	\$750,000	04-Jan-21
83 David Hill Road Monbulk VIC 3793	\$720,000	30-Jun-20
42 David Hill Road Monbulk VIC 3793	\$768,500	15-Nov-20

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: 29 January 2021



**8 Loch Avenue Monbulk VIC 3793**

Sold Price

<sup>RS</sup> **\$750,000**

Sold Date

**04-Jan-21**



4



2



3

Distance

**0.13km**



**83 David Hill Road Monbulk VIC 3793**

Sold Price

**\$720,000**

Sold Date

**30-Jun-20**



3



2



-

Distance

**0.66km**



**42 David Hill Road Monbulk VIC 3793**

Sold Price

<sup>RS</sup> **\$768,500**

Sold Date

**15-Nov-20**



3



2



6

Distance

**0.87km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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