

Bell Real Estate Belgrave

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

11 Menin Road Monbulk VIC 3793

 4  2  1

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$550,000 & \$590,000

Median Sale Price

\$640,000 Houses in Monbulk between 01 Mar 2018 - 28 Feb 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



1 Nugent Street Monbulk VIC 3793 Sold Price **\$567,000** Sold Date **15-Jan-19**

 3  1  1

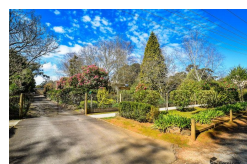
Distance **0.31km**



214-216 Olinda-Monbulk Road Monbulk VIC 3793 Sold Price **\$585,000** Sold Date **07-Nov-18**

 4  2  2

Distance **0.8km**



483 Monbulk Road Monbulk VIC 3793 Sold Price **\$600,000** Sold Date **03-Oct-18**

 3  2  1

Distance **0.9km**

RS = Recent sale

UN = Undisclosed Sale

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