

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

42 David Hill 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$648,500

Property type

House

Suburb

Monbulk

Period-from

01 Nov 2019

to

31 Oct 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

24 McAllister Road Monbulk VIC 3793	\$727,000	23-Jun-20
83 David Hill Road Monbulk VIC 3793	\$720,000	30-Jun-20
65 Moores Road Monbulk VIC 3793	\$746,000	20-Oct-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: 06 November 2020



24 McAllister Road Monbulk VIC 3793

3 2 3

Sold Price

\$727,000

Sold Date

23-Jun-20

Distance

0.31km



83 David Hill Road Monbulk VIC 3793

3 2 -

Sold Price

\$720,000

Sold Date

30-Jun-20

Distance

0.32km



65 Moores Road Monbulk VIC 3793

4 2 4

Sold Price

^{RS} **\$746,000**

Sold Date

20-Oct-20

Distance

1.14km

RS = Recent sale

UN = Undisclosed Sale

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