

## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

69 Moores 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)

Range between \$680,000

&

\$748,000

#### Median sale price

Median price \$624,000

House

X

Unit

Suburb or locality

Monbulk

Period - From 01/07/2016

to

30/06/2017

Source REIV

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	69 David Hill Rd MONBULK 3793	\$740,000	25/11/2016
2	122 Emerald Monbulk Rd EMERALD 3782	\$733,000	14/09/2017
3	21 David St MONBULK 3793	\$720,000	24/08/2017

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~