

## 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

22 Douglas Crescent 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

\$875,000

&

\$960,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$719,250

Property type

House

Suburb

Monbulk

Period-from

01 Nov 2020

to

31 Oct 2021

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

49-51 David Hill Road Monbulk VIC 3793	\$910,000	23-Apr-21
17 David Street Monbulk VIC 3793	\$957,000	30-Sep-21
4 Vika Avenue Monbulk VIC 3793	\$872,000	04-Jun-21

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 November 2021



**49-51 David Hill Road Monbulk VIC 3793**

Sold Price

**\$910,000**

Sold Date

**23-Apr-21**

3

2

6

Distance

**0.38km**



**17 David Street Monbulk VIC 3793**

Sold Price

<sup>RS</sup> **\$957,000**

Sold Date

**30-Sep-21**

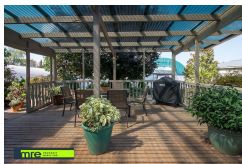
4

2

1

Distance

**0.7km**



**4 Vika Avenue Monbulk VIC 3793**

Sold Price

**\$872,000**

Sold Date

**04-Jun-21**

3

2

3

Distance

**0.95km**

RS = Recent sale

UN = Undisclosed Sale

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