

# 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 44 Mt Pleasant Road, Monbulk Vic 3793  
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$880,000 & \$950,000

### Median sale price

Median price \$650,000 Property Type House Suburb Monbulk

Period - From 01/01/2019 to 31/12/2019 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 18 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	1 Regnan Rd KALLISTA 3791	\$910,000	01/11/2019
2	6 Georges Rd SHERBROOKE 3789	\$905,000	10/10/2018
3	11 Tavistock Rd MONBULK 3793	\$880,000	13/11/2019

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 18 months.~~

This Statement of Information was prepared on: 17/03/2020 12:27



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 2023 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$880,000 - \$950,000  
**Median House Price**  
 Year ending December 2019: \$650,000

## Comparable Properties



1 Regnan Rd KALLISTA 3791 (REI/VG)

Agent Comments



**Price:** \$910,000  
**Method:** Private Sale  
**Date:** 01/11/2019  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 4980 sqm approx



6 Georges Rd SHERBROOKE 3789 (REI/VG)

Agent Comments



**Price:** \$905,000  
**Method:** Private Sale  
**Date:** 10/10/2018  
**Property Type:** House  
**Land Size:** 1992 sqm approx



11 Tavistock Rd MONBULK 3793 (REI)

Agent Comments



**Price:** \$880,000  
**Method:** Sale by Tender  
**Date:** 13/11/2019  
**Property Type:** House  
**Land Size:** 10000 sqm approx