

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

44 Mt Pleasant Road, Monbulk Vic 3793

Indicative selling price

For the meaning of this price see 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