# 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

230A Monbulk Road The Patch VIC 3792

#### 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 rang betwee		\$580,000	&	\$630,000
Median sale price (*Delete house or unit as ap	plicable)						
Median Price	\$755,000	Prope	erty type		House	Suburb	The Patch
Period-from	01 Jul 2019	to	30 Jun 20	020	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
25 Menin Road Monbulk VIC 3793	\$616,000	21-Jan-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: 14 July 2020



consumer.vic.gov.au

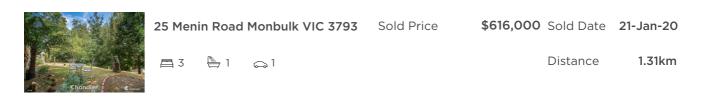


Chandler and Co Real Estate

P 97546888

M 97546888

E office@chandlerandco.com.au



#### RS = Recent sale UN = Undisclosed Sale

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