

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	265 Old Emerald Road, Monbulk Vic 3793
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$820,000	&	\$880,000
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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	15 Blueberry La MONBULK 3793	\$880,000	15/01/2017
2	185 Old Emerald Rd MONBULK 3793	\$857,500	24/12/2016
3	113 David Hill Rd MONBULK 3793	\$820,000	18/01/2017

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.~~