

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

1 Allen Road Monbulk VIC 3793

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 range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Monbulk

Period-from

01 Oct 2019

to

30 Sep 2020

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

257 Olinda-Monbulk Road Monbulk VIC 3793	\$600,000	22-Jun-20
191 Emerald-Monbulk Road Monbulk VIC 3793	\$645,000	09-Jul-20
1 David Street Monbulk VIC 3793	\$640,000	27-Jul-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: 09 October 2020



257 Olinda-Monbulk Road Monbulk VIC 3793 Sold Price **\$600,000** Sold Date **22-Jun-20**

3 1 -

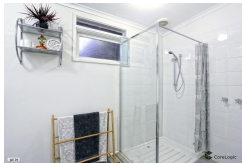
Distance **0.4km**



191 Emerald-Monbulk Road Monbulk VIC 3793 Sold Price **\$645,000** Sold Date **09-Jul-20**

3 2 4

Distance **0.58km**



1 David Street Monbulk VIC 3793 Sold Price **\$640,000** Sold Date **27-Jul-20**

2 1 3

Distance **0.91km**

RS = Recent sale UN = Undisclosed Sale

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