

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

4 NUGENT STREET 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

\$750,000

Property type

House

Suburb

Monbulk

Period-from

01 Mar 2021

to

28 Feb 2022

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

159 OLINDA-MONBULK ROAD OLINDA VIC 3788	\$456,000	11-Nov-21
187 OLINDA-MONBULK ROAD MONBULK VIC 3793	\$295,000	17-Nov-21

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: 11 March 2022



159 OLINDA-MONBULK ROAD
OLINDA VIC 3788

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Sold Price **\$456,000** Sold Date **11-Nov-21**

Distance **1.75km**



187 OLINDA-MONBULK ROAD
MONBULK VIC 3793

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Sold Price **\$295,000** Sold Date **17-Nov-21**

Distance **1.13km**

RS = Recent sale UN = Undisclosed Sale

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