



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**6 Fernshaw Road,
MONBULK 3793**

Indicative selling price

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

Range \$690,000 - \$759,000

Median sale price

Median **House** for **MONBULK** for period **Apr 2017 - Mar 2018**

Sourced from **Pricefinder**.

\$665,000

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**43 Mount Pleasant Road,
MONBULK 3793**

Price \$730,000 Sold 07
February 2018

**99 Main Road,
MONBULK 3793**

Price \$764,000 Sold 09
December 2017

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 six months

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House



3 beds



2 baths



3 parking

Stockdale & Leggo Emerald

3A Kilvington Drive,
Emerald VIC 3782

Contact agents



Neville Trimnell
Stockdale & Leggo

03 5968 3933
0418 326 257

neville.t@stockdaleleggo.com.au

**Stockdale
& Leggo**