

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

279 Monbulk Road, Monbulk

Indicative selling price

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

\$590,000

&

\$640,000

Median sale price

Median price

\$642,944

*House

X

*Unit

Suburb

Monbulk

Period - From

01/01/2017

to

31/01/2017

Source

RPData

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
13 Allen Road, Monbulk	\$600,000	21/11/2017
6 Burns Way, Monbulk	\$625,000	08/11/2017
97 Mt Pleasant Road, Monbulk	\$610,000	11/09/2017