

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980



Property offered for sale

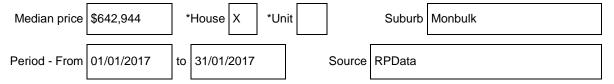
279 Monbulk Road, Monbulk		

Indicative selling price

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

\$590,000	&	\$640,000
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Median sale price



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