

# STATEMENT OF INFORMATION

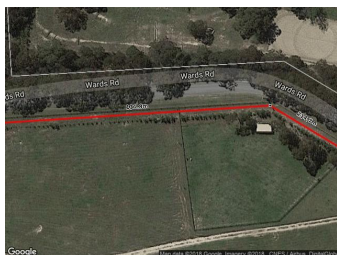
6 WARDS ROAD, MONBULK, VIC 3793

PREPARED BY DWAYNE SPARKES, BARRY PLANT BERWICK



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**6 WARDS ROAD, MONBULK, VIC 3793**

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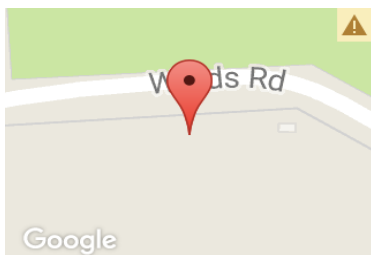
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$3,200,000 to \$3,500,000**

Provided by: Dwayne Sparkes, Barry Plant Berwick

## MEDIAN SALE PRICE



**MONBULK, VIC, 3793**

**Suburb Median Sale Price (House)**

**\$670,000**

01 January 2017 to 31 December 2017

Provided by:  pricefinder

## COMPARABLE PROPERTIES

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.

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

|                                             |                                 |
|---------------------------------------------|---------------------------------|
| Address<br>Including suburb and<br>postcode | 6 WARDS ROAD, MONBULK, VIC 3793 |
|---------------------------------------------|---------------------------------|

Indicative selling price

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|              |                            |
|--------------|----------------------------|
| Price Range: | \$3,200,000 to \$3,500,000 |
|--------------|----------------------------|

Median sale price

|              |                                     |       |                                     |        |                                                                                      |        |         |
|--------------|-------------------------------------|-------|-------------------------------------|--------|--------------------------------------------------------------------------------------|--------|---------|
| Median price | \$670,000                           | House | <input checked="" type="checkbox"/> | Unit   | <input type="checkbox"/>                                                             | Suburb | MONBULK |
| Period       | 01 January 2017 to 31 December 2017 |       |                                     | Source |  |        |         |

Comparable property sales

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.