

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

4 Baynes Park Road, Monbulk, VIC 3793

INDICATIVE SELLING PRICE

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

Range Between \$560,000 & \$616,000

MEDIAN SALE PRICE

Median price \$600,000 | House | Monbulk (3793)

Period - From 10 November 2017 to 10 May 2018 | Source - RP DATA

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 VIC 3793	\$600,000	21/11/2017
451 MONBULK ROAD, MONBULK VIC 3793	\$600,000	06/12/2017
206 MAIN ROAD, MONBULK VIC 3793	\$561,500	29/03/2018