

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 4 Baynes Park Road, Monbulk, VIC 3793

Indicative selling price

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

Price Range

\$550,000

&

\$595,000

Median sale price

Median price

\$650,000

Property Type

House

Suburb

Monbulk (3793)

Period - From

01/04/2020

to

30/06/2020

Source

RP DATA

Comparable property sales

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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
102 DAVID HILL ROAD, MONBULK VIC 3793	\$565,000	16/05/2020
13 Baynes Park Road, Monbulk	\$594,000	28/05/2020
457-459 Monbulk Road, Monbulk	\$578,000	25/04/2020

This Statement of Information was prepared on: 30/07/2020