

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

19 Nugent Street, Monbulk Vic 3793

Indicative selling price

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

Range between \$670,000 & \$730,000

Median sale price

Median price \$680,000 Property Type House Suburb Monbulk

Period - From 01/01/2020 to 31/12/2020 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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
1	36 Allandale Rd MONBULK 3793	\$660,000	24/01/2021
2			
3			

OR

B* 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.

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Property Type: House (Previously Occupied - Detached)
Land Size: 981 sqm approx
Agent Comments

Indicative Selling Price
\$670,000 - \$730,000
Median House Price
Year ending December 2020: \$680,000

Comparable Properties



36 Allandale Rd MONBULK 3793 (REI/VG)

Agent Comments



Price: \$660,000
Method: Private Sale
Date: 24/01/2021
Property Type: House
Land Size: 2239 sqm approx

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.