

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

206 Monbulk Road, The Patch Vic 3792

Indicative selling price

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

Range between \$880,000 & \$968,000

Median sale price

Median price \$760,000 Property Type House Suburb The Patch

Period - From 01/04/2020 to 31/03/2021 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	4 William Rd THE PATCH 3792	\$922,000	04/11/2020
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.

This Statement of Information was prepared on:

29/04/2021 07:55



Property Type:
Land Size: 3932 sqm approx
Agent Comments

Indicative Selling Price
\$880,000 - \$968,000
Median House Price
Year ending March 2021: \$760,000

Comparable Properties



4 William Rd THE PATCH 3792 (REI/VG)

Agent Comments



Price: \$922,000
Method: Private Sale
Date: 04/11/2020
Property Type: House
Land Size: 2115 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.