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	5 Moxhams Road Monbulk VIC 3793

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$800,000	&	$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$740,000	Property type	House	Suburb	Monbulk
Period-from	01 Dec 2020	to	30 Nov 2021	Source	Corelogic

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 6 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
4 Vika Avenue Monbulk VIC 3793	$872,000	04-Jun-21
305 Olinda-Monbulk Road Monbulk VIC 3793	$865,000	17-May-21
212 Olinda-Monbulk Road Monbulk VIC 3793	$855,000	18-Nov-21

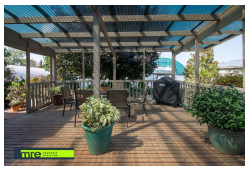
OR

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 6 months.~~

This Statement of Information was prepared on: 13 December 2021

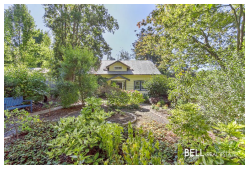
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4 Vika Avenue Monbulk VIC 3793 Sold Price **$872,000** Sold Date **04-Jun-21**

3 2 3 Distance **0.99km**



305 Olinda-Monbulk Road Monbulk VIC 3793 Sold Price **$865,000** Sold Date **17-May-21**

2 2 - Distance **1.01km**



212 Olinda-Monbulk Road Monbulk VIC 3793 Sold Price RS **$855,000** Sold Date **18-Nov-21**

4 2 - Distance **1.36km**

RS = Recent sale **UN** = Undisclosed Sale

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