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	2 WISEMAN 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	$1,095,000	&	$1,195,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$830,050	Property type	Other	Suburb	Monbulk
Period-from	01 May 2024	to	30 Apr 2025	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
393 MONBULK ROAD MONBULK VIC 3793	$1,109,000	31-May-24
5 RESERVOIR ROAD MONBULK VIC 3793	$1,140,000	28-Jun-24

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: 22 May 2025

Brad Conder
P 97546888
M 0422639115
E brad@chandlerandco.com.au



393 MONBULK ROAD MONBULK VIC 3793

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Sold Price **$1,109,000** Sold Date **31-May-24**

Distance **0.33km**



5 RESERVOIR ROAD MONBULK VIC 3793

3 2 -

Sold Price **$1,140,000** Sold Date **28-Jun-24**

Distance **0.92km**

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

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