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	40 MCALLISTER 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	$690,000	&	$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$808,150	Property type	House	Suburb	Monbulk
Period-from	01 Apr 2024	to	31 Mar 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
6 DAVID STREET MONBULK VIC 3793	$715,000	21-Jan-25
255 OLINDA-MONBULK ROAD MONBULK VIC 3793	$701,500	14-Nov-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.

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Jacqui Ryder
M 0433095278
E jacqui.ryder@barryplant.com.au

6 DAVID STREET MONBULK VIC 3793

3 1 2

Sold Price **$715,000** Sold Date **21-Jan-25**

Distance **0.56km**

255 OLINDA-MONBULK ROAD MONBULK VIC 3793

3 1 2

Sold Price **$701,500** Sold Date **14-Nov-24**

Distance **1.49km**

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

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