

STATEMENT OF INFORMATION

3 NUGENT STREET, MONBULK, VIC 3793

PREPARED BY KALLISTA REAL ESTATE, 76A MONBULK ROAD KALLISTA

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 NUGENT STREET, MONBULK, VIC 3793

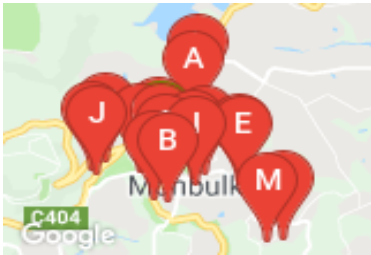
 3  1  -

Indicative Selling Price

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

Price Range: **null**

MEDIAN SALE PRICE



MONBULK, VIC, 3793

Suburb Median Sale Price (House)

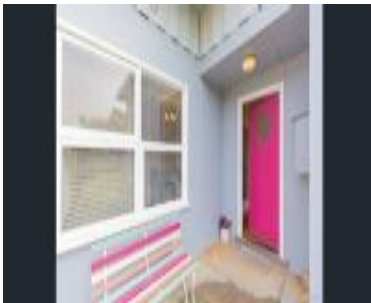
\$667,500

01 October 2017 to 30 September 2018

Provided by: 

COMPARABLE PROPERTIES

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.



45 MOORES RD, MONBULK, VIC 3793

 3  1  2

Sale Price

***\$653,000**

Sale Date: 15/09/2018

Distance from Property: 839m



6 FERNSHAW RD, MONBULK, VIC 3793

 3  2  3

Sale Price

****\$706,000**

Sale Date: 10/09/2018

Distance from Property: 466m



244 EMERALD-MONBULK RD, MONBULK, VIC

 3  1  1

Sale Price

\$620,000

Sale Date: 06/09/2018

Distance from Property: 209m



This report has been compiled on 01/11/2018 by Kallista Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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220 EMERALD-MONBULK RD, MONBULK, VIC  3  2  2

Sale Price
\$610,000

Sale Date: 05/09/2018

Distance from Property: 430m 



83 DAVID HILL RD, MONBULK, VIC 3793  3  2  -

Sale Price
\$662,000

Sale Date: 03/08/2018

Distance from Property: 1.1km 



289 MONBULK RD, MONBULK, VIC 3793  3  1  2

Sale Price
\$625,000

Sale Date: 10/07/2018

Distance from Property: 715m 



4 CEDAR CRT, MONBULK, VIC 3793  3  1  2

Sale Price
\$550,000

Sale Date: 06/06/2018

Distance from Property: 1.9km 



10 NUGENT ST, MONBULK, VIC 3793  3  2  2

Sale Price
\$690,000

Sale Date: 04/06/2018

Distance from Property: 53m 



9 DAVID ST, MONBULK, VIC 3793

 3  3  3

Sale Price
\$780,000

Sale Date: 29/05/2018

Distance from Property: 517m



269 MONBULK RD, MONBULK, VIC 3793

 4  2  3

Sale Price
\$722,000

Sale Date: 04/07/2018

Distance from Property: 844m



22 BAYNES PARK RD, MONBULK, VIC 3793

 4  2  2

Sale Price
\$710,000

Sale Date: 03/06/2018

Distance from Property: 259m



74 MOORES RD, MONBULK, VIC 3793

 2  1  2

Sale Price
\$541,500

Sale Date: 05/09/2018

Distance from Property: 1.1km



27 MAYVIEW DR, MONBULK, VIC 3793

 2  1  4

Sale Price
\$584,000

Sale Date: 06/08/2018

Distance from Property: 1.7km





1 DAVID ST, MONBULK, VIC 3793

 2  1  1

Sale Price
\$704,000

Sale Date: 08/07/2018

Distance from Property: 462m



4 BAYNES PARK RD, MONBULK, VIC 3793

 2  1  2

Sale Price
\$555,000

Sale Date: 03/07/2018

Distance from Property: 49m



16 HUNTER ST, MONBULK, VIC 3793

 2  1  1

Sale Price
\$603,500

Sale Date: 23/05/2018

Distance from Property: 890m



22 DAVID HILL RD, MONBULK, VIC 3793

 2  2  2

Sale Price
\$615,000

Sale Date: 12/05/2018

Distance from Property: 591m



79 DAVID HILL RD, MONBULK, VIC 3793

 5  3  6

Sale Price
\$925,000

Sale Date: 06/06/2018

Distance from Property: 1.1km



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

3 NUGENT STREET, MONBULK, VIC 3793

Indicative selling price

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

Price Range:

Median sale price

Median price

\$667,500

House

Unit

Suburb

MONBULK

Period

01 October 2017 to 30 September 2018

Source

 pricfinder

Comparable property sales

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

Address of comparable property	Price	Date of sale
45 MOORES RD, MONBULK, VIC 3793	*\$653,000	15/09/2018
6 FERNSHAW RD, MONBULK, VIC 3793	**\$706,000	10/09/2018
244 EMERALD-MONBULK RD, MONBULK, VIC 3793	\$620,000	06/09/2018

220 EMERALD-MONBULK RD, MONBULK, VIC 3793	\$610,000	05/09/2018
83 DAVID HILL RD, MONBULK, VIC 3793	\$662,000	03/08/2018
289 MONBULK RD, MONBULK, VIC 3793	\$625,000	10/07/2018
4 CEDAR CRT, MONBULK, VIC 3793	\$550,000	06/06/2018
10 NUGENT ST, MONBULK, VIC 3793	\$690,000	04/06/2018
9 DAVID ST, MONBULK, VIC 3793	\$780,000	29/05/2018
269 MONBULK RD, MONBULK, VIC 3793	\$722,000	04/07/2018
22 BAYNES PARK RD, MONBULK, VIC 3793	\$710,000	03/06/2018
74 MOORES RD, MONBULK, VIC 3793	\$541,500	05/09/2018
27 MAYVIEW DR, MONBULK, VIC 3793	\$584,000	06/08/2018
1 DAVID ST, MONBULK, VIC 3793	\$704,000	08/07/2018
4 BAYNES PARK RD, MONBULK, VIC 3793	\$555,000	03/07/2018
16 HUNTER ST, MONBULK, VIC 3793	\$603,500	23/05/2018
22 DAVID HILL RD, MONBULK, VIC 3793	\$615,000	12/05/2018
79 DAVID HILL RD, MONBULK, VIC 3793	\$925,000	06/06/2018