STATEMENT OF INFORMATION
Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	194 MONBULK ROAD, KALLISTA VIC 3791

Indicative selling price

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

Range between	$480,000	&	$528,000

Median sale price

Median price	$550,000	House	X	Suburb	Kallista
Period - From	1 May 2016	to	29 May 2017	Source	CoreLogic RP DATA

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
1. 266-268 Monbulk Road, Monbulk	$530,000	13 Jan 2017
2. 40 View Road, The Patch	$530,000	11 Apr 2017
3. 8 Fernshaw Road, Monbulk	$494,000	29 Mar 2017

Property data source: CoreLogic RP Data. Generated on 3 June 2017.

Additional information about comparable sales.



Monbulk 266-268 Monbulk Road **3 BED 1 BATH 2 CAR**

METHOD Private Sale
TYPE House
LAND 2003m2



The Patch 40 View Road **3 BED 1 BATH 2 CAR**

METHOD Private Sale
TYPE House
LAND 1157m2



Monbulk 8 Fernshaw Road **2 BED 1 BATH 1 CAR**

METHOD Private Sale
TYPE House
LAND 1452m2

Property data source: CoreLogic RP Data. Generated on 3 June 2017.