

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980



Property offered for sale

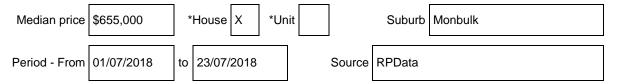
	212 Emerald Monbulk Road, Monbulk	
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Indicative selling price

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

\$320,000 & \$350,000

Median sale price



Comparable property sales

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 six months.