

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 17 Commercial Road, Mount Evelyn VIC 3796

Indicative selling price

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

Range between \$650,000 & \$715,000

Median sale price

Median price \$610,000 House ☒ Unit ☐ Suburb Mount Evelyn

Period - From 01 / 07 / 2017 to 30 / 09 / 2017 Source REIV

Comparable property sales

A 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. 25-27 Falkingham Road, Mount Evelyn VIC 3796	\$660,500	25 / 07 / 2017
2. 10 Graneby Rise, Mount Evelyn VIC 3796	\$695,000	05 / 07 / 2017
3. 24 Heath Avenue, Mount Evelyn VIC 3796	\$700,000	16 / 06 / 2017