

#### 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	84 Birmingham Road, Mount Evelyn Vic 3796
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$750,000	&	\$790,000
-------------------------	---	-----------

#### Median sale price

Median price	\$694,975	Ηοι	use X	Unit		Suburb	Mount Evelyn
Period - From	01/10/2018	to	31/12/2018		Source	REIV	

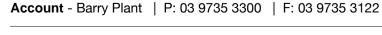
### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	18 Buckmaster Dr MOUNT EVELYN 3796	\$763,050	19/10/2018
2	7 Water Lilly La LILYDALE 3140	\$750,000	21/12/2018
3	112 Birmingham Rd MOUNT EVELYN 3796	\$750,000	02/01/2019

#### 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 six months.







Generated: 13/02/2019 11:59







Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 2124 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$750,000 - \$790,000 **Median House Price** December quarter 2018: \$694,975

## Comparable Properties



18 Buckmaster Dr MOUNT EVELYN 3796 (REI) Agent Comments





Price: \$763,050 Method: Private Sale Date: 19/10/2018

Rooms: -

Property Type: House Land Size: 1643 sqm approx



7 Water Lilly La LILYDALE 3140 (REI/VG)



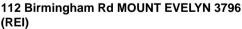


Price: \$750,000 Method: Private Sale Date: 21/12/2018

Rooms: -

Property Type: House Land Size: 1205 sqm approx Agent Comments

**Agent Comments** 













Rooms: -

Property Type: House Land Size: 1589 sqm approx

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Generated: 13/02/2019 11:59