

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 Including suburb and postcode	84 Birmingham Road, Mount Evelyn Vic 3796
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Indicative selling price

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

Range between	\$750,000	&	\$790,000
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Median sale price

Median price	\$694,975	House	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.

	Address 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.



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) **Agent Comments**



Price: \$750,000

Method: Private Sale

Date: 21/12/2018

Rooms: -

Property Type: House

Land Size: 1205 sqm approx



112 Birmingham Rd MOUNT EVELYN 3796 (REI) **Agent Comments**



Price: \$750,000

Method: Private Sale

Date: 02/01/2019

Rooms: -

Property Type: House

Land Size: 1589 sqm approx