

## 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

76a Birmingham Road, Mount Evelyn 3796

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$690,000

## Median sale price

Median price

\$610,000

\*House

X

Suburb

Mount Evelyn

Period - From

1/4/17

to

30/6/17

Source

PDOL

## 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 |
|-----------------------------------|-----------|--------------|
| 72a Birmingham Road, Mount Evelyn | \$641,927 | 13/6/17      |
| 18 Grantully Street, Mount Evelyn | \$670,000 | 15/6/17      |
| 55 Fernhill Road, Mount Evelyn    | \$666,666 | 13/7/17      |