

Date: December 5th, 2018

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

21 West Hill Drive, Mount Evelyn Vic 3796

Indicative selling price

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

Single price

\$*

or range between

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$677,500

*House

X

*Unit

Suburb

Mount Evelyn

Period - From

01/07/2018

to

30/09/2018

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) 14 Kemp Avenue, MOUNT EVELYN 3796	\$795,000	15/08/2018
2) 48 Lakeview Drive LILYDALE 3140	\$792,000	30/09/2018
3) 8 Kemp Avenue MOUNT EVELYN 3796	\$775,000	18/09/2018

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.~~