

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 75 Johns Crescent, Mount Evelyn Vic 3796

Indicative selling price

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

Range between \$620,000 & \$680,000

Median sale price

Median price \$652,000 House X Unit Suburb Mount Evelyn

Period - From 01/01/2018 to 31/03/2018 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	104 York Rd MOUNT EVELYN 3796	\$653,000	22/02/2018
2	3/16 Wedderburn Cr MOUNT EVELYN 3796	\$645,000	06/01/2018
3	55 Johns Cr MOUNT EVELYN 3796	\$642,000	08/03/2018

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.



3 2 1

Rooms:
Property Type: House
Land Size: 863 sqm approx
Agent Comments

Indicative Selling Price
 \$620,000 - \$680,000
Median House Price
 March quarter 2018: \$652,000

Comparable Properties



104 York Rd MOUNT EVELYN 3796 (REI)

Agent Comments

3 2 1

Price: \$653,000
Method: Private Sale
Date: 22/02/2018
Rooms: 7
Property Type: House (Res)
Land Size: 861 sqm approx



3/16 Wedderburn Cr MOUNT EVELYN 3796 (REI/VG)

Agent Comments

3 2 1

Price: \$645,000
Method: Private Sale
Date: 06/01/2018
Rooms: 4
Property Type: House
Land Size: 791 sqm approx



55 Johns Cr MOUNT EVELYN 3796 (REI)

Agent Comments

3 1 2

Price: \$642,000
Method: Private Sale
Date: 08/03/2018
Rooms: -
Property Type: House
Land Size: 903 sqm approx