

Date: 20/02/2019

Statement of Information  
**Single residential property located in Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*



**Property offered for sale**

Address  
Including suburb and  
postcode

7a Bailey 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 \$500,000 & \$550,000

**Median sale price**

Median price \$695,000 House  Unit  Suburb or locality Mount Evelyn

Period - From 01/10/2018 to 31/12/2018 Source REIV

**Comparable property sales**

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.