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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

5 Roland Avenue Mount Evelyn VIC 3796

 3  1  1

## Indicative Selling Price

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

Range between \$590,000 & \$640,000

## Median Sale Price

\$666,251 Houses in Mount evelyn between 01 Nov 2017 - 31 Oct 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

|                                                                                     |                                                                                                                                                                                                                                                                   |            |                  |           |                  |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------|-----------|------------------|
|  | <b>3 Littlejohn Avenue Mount Evelyn VIC 3796</b>                                                                                                                                                                                                                  | Sold Price | <b>\$632,000</b> | Sold Date | <b>26-Jul-18</b> |
|                                                                                     |  3  1  2 |            |                  | Distance  | <b>0.59km</b>    |
|  | <b>12 Bailey Road Mount Evelyn VIC 3796</b>                                                                                                                                                                                                                       | Sold Price | <b>\$636,852</b> | Sold Date | <b>04-Aug-18</b> |
|                                                                                     |  3  1  2 |            |                  | Distance  | <b>0.82km</b>    |
|  | <b>5 Irvine Street Mount Evelyn VIC 3796</b>                                                                                                                                                                                                                      | Sold Price | <b>\$635,000</b> | Sold Date | <b>23-May-18</b> |
|                                                                                     |  3  1  2 |            |                  | Distance  | <b>1.38km</b>    |

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