

Date: 15/07/2019

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

86 Fernhill Road, Mount Evelyn Vic 3796

Indicative selling price

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

Single price

\$649,950

Median sale price

Median price

\$673,000

House

☒

Unit

☐

Suburb
or locality

Mount Evelyn

Period - From

01/10/2019

to

31/03/2019

Source

REIV

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
51-53 Fernhill Road, Mount Evelyn Vic 3796	\$660,000	22/03/2019
28B Clematis Road, Mount Evelyn Vic 3796	\$655,000	07/02/2019
53C Hereford Road, Mount Evelyn Vic 3796	\$635,000	21/02/2019