

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

**40 The Crescent, Mount Evelyn**

**Indicative selling price**

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single price

\$\*

or range between

\$640,000

&

\$680,000

**Median sale price**

Median price

\$651,000

Property type

House

Suburb

Mount Evelyn

Period - From

01/04/2019

to

31/03/2020

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) 34 Fernhill Road, Mount Evelyn	\$675,000	21/02/2020
2) 34 Railway Road, Mount Evelyn	\$670,084	21/03/2020
3) 50 Clegg Road, Mount Evelyn	\$656,579	08/03/2020

**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.~~

This Statement of Information was prepared on: 23/05/2020 12:09