

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

33 Commercial Road Mount Evelyn VIC 3796

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

\$600,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$634,000

Property type

House

Suburb

Mount Evelyn

Period-from

01 Feb 2019

to

31 Jan 2020

Source

Corelogic

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 6 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

11 Marcus Street Mount Evelyn VIC 3796	\$640,000	11-Sep-19
7 George Street Mount Evelyn VIC 3796	\$620,000	09-Oct-19
184 Swansea Road Mount Evelyn VIC 3796	\$636,000	29-Oct-19

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 6 months.~~

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	11 Marcus Street Mount Evelyn VIC 3796		Sold Price	\$640,000	Sold Date	11-Sep-19
	 3  1  2				Distance	0.6km
	7 George Street Mount Evelyn VIC 3796		Sold Price	\$620,000	Sold Date	09-Oct-19
	 3  1  2				Distance	0.66km
	184 Swansea Road Mount Evelyn VIC 3796		Sold Price	\$636,000	Sold Date	29-Oct-19
	 3  1  2				Distance	0.82km

RS = Recent sale UN = Undisclosed Sale

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