

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

**18 Mitarm Close, Mount Evelyn**

**Indicative selling price**

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

Single price \$\* or range between \$727,000 & \$757,000

**Median sale price**

Median price \$785,659

Property type **House**

Suburb **Mount Evelyn**

Period - From **01/10/2020**

to

**30/09/2021**

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) 9 Wedderburn Cr MOUNT EVELYN 3796	\$753,500	03/08/2021
2) 15 Irvine St MOUNT EVELYN 3796	\$750,000	07/10/2021
3) 20 Kookaburra La MOUNT EVELYN 3796	\$730,113	11/11/2021

**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: 11/01/2022 10:07