

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

8 Nicholson Crescent, Mount Evelyn Vic 3796

Indicative selling price

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

Single price

\$689,950

Median sale price

Median price

\$660,000

Property Type

House

Suburb

Mount Evelyn

Period - From

01/10/2019

to

31/12/2019

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	31 Mangans Rd LILYDALE 3140	\$720,000	07/11/2019
2	3 Norris Dr LILYDALE 3140	\$700,000	22/11/2019
3	32a Irvine St MOUNT EVELYN 3796	\$676,000	20/11/2019

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:

12/02/2020 11:47



Property Type: House (Previously Occupied - Detached)
Land Size: 1025 sqm approx
 Agent Comments

Indicative Selling Price
 \$689,950

Median House Price
 December quarter 2019: \$660,000

Comparable Properties



31 Mangans Rd LILYDALE 3140 (REI)

Agent Comments



Price: \$720,000
Method: Sale by Tender
Date: 07/11/2019
Property Type: House
Land Size: 864 sqm approx



3 Norris Dr LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$700,000
Method: Private Sale
Date: 22/11/2019
Rooms: 6
Property Type: House
Land Size: 874 sqm approx



32a Irvine St MOUNT EVELYN 3796 (VG)

Agent Comments



Price: \$676,000
Method: Sale
Date: 20/11/2019
Property Type: House (Res)
Land Size: 994 sqm approx