Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

	8 Nicholson Crescent, Mount Evelyn Vic 3796
Including suburb and	
postcode	

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) Sour	rce 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

Address of comparable property		1 1100	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

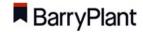
OR

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



Date of sale











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)

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Price: \$720,000 Method: Sale by Tender Date: 07/11/2019 Property Type: House

Land Size: 864 sqm approx

Agent Comments



3 Norris Dr LILYDALE 3140 (REI/VG)



Price: \$700,000 Method: Private Sale Date: 22/11/2019 Rooms: 6

Property Type: House Land Size: 874 sqm approx Agent Comments



32a Irvine St MOUNT EVELYN 3796 (VG)





Price: \$676,000 Method: Sale Date: 20/11/2019

Property Type: House (Res) Land Size: 994 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



