

RT Edgar

STATEMENT OF INFORMATION

22 February 2018

Property offered for sale

34 Bailey Road, Mount Evelyn, VIC, 3796

Indicative selling price

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

Range between \$690,000 & \$750,000

Median sale price

Median price	\$653,000	House	x	Unit	Suburb	Mount Evelyn
Period - From	1 July 2017	to	31 December 2017	Source	REIV	

Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar [Yarra Valley](#) estate agent and [Simon Gunther](#) consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 82 Bailey Road, Mount Evelyn	\$685,000	21/12/2017
2 47 Heath Avenue, Mount Evelyn	\$742,000	20/12/2017
3 21 Bailey Road, Mount Evelyn	\$850,000	20/01/2018