

#### 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	107 Commercial Road, Mount Evelyn Vic 3796
Including suburb and	
postcode	

#### Indicative selling price

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

## Median sale price

Median price	\$687,764	Hou	se X	Unit		Suburb	Mount Evelyn
Period - From	01/01/2018	to	31/12/2018		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.

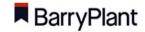
Add	dress of comparable property	Price	Date of sale
1	132 Quinn Cr MOUNT EVELYN 3796	\$610,000	16/08/2018
2	134 Quinn Cr MOUNT EVELYN 3796	\$592,500	18/01/2019
3	37 Inverness Rd MOUNT EVELYN 3796	\$565,000	23/11/2018

## 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.















Rooms:

Property Type: House (Res) Land Size: 1100 sqm approx

**Agent Comments** 

Indicative Selling Price \$584,950 Median House Price Year ending December 2018: \$687,764

# Comparable Properties



132 Quinn Cr MOUNT EVELYN 3796 (REI)

3





Price: \$610,000 Method: Private Sale Date: 16/08/2018

Rooms: 4

**Property Type:** House **Land Size:** 934 sqm approx

**Agent Comments** 









**Price:** \$592,500 **Method:** Private Sale **Date:** 18/01/2019

Rooms: -

**Property Type:** House **Land Size:** 910 sqm approx

Agent Comments











Price: \$565,000 Method: Private Sale Date: 23/11/2018

Rooms: -

Property Type: House Land Size: 1996 sqm approx **Agent Comments** 

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454





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