

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

107 Commercial Road, Mount Evelyn Vic 3796

Indicative selling price

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

Single price \$584,950

Median sale price

Median price \$687,764

House

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.

	Address 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)

Agent Comments



Price: \$610,000
Method: Private Sale
Date: 16/08/2018
Rooms: 4
Property Type: House
Land Size: 934 sqm approx



134 Quinn Cr MOUNT EVELYN 3796 (REI)

Agent Comments



Price: \$592,500
Method: Private Sale
Date: 18/01/2019
Rooms: -
Property Type: House
Land Size: 910 sqm approx



37 Inverness Rd MOUNT EVELYN 3796 (REI)

Agent Comments



Price: \$565,000
Method: Private Sale
Date: 23/11/2018
Rooms: -
Property Type: House
Land Size: 1996 sqm approx