

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

9 West Hill Drive, Mount Evelyn Vic 3796

Indicative selling price

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

Range between \$670,000

&

\$730,000

Median sale price

Median price \$662,500

Property Type House

Suburb Mount Evelyn

Period - From 01/07/2018

to

30/06/2019

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	35 Old Hereford Rd MOUNT EVELYN 3796	\$720,000	22/05/2019
2	8 Tanya Ct LILYDALE 3140	\$707,000	04/06/2019
3	25 Thomas Cr LILYDALE 3140	\$700,000	03/07/2019

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:

04/10/2019 13:21



Property Type: House (Previously Occupied - Detached)
Land Size: 987 sqm approx
Agent Comments

Indicative Selling Price
\$670,000 - \$730,000
Median House Price
Year ending June 2019: \$662,500

Comparable Properties



35 Old Hereford Rd MOUNT EVELYN 3796 (REI/VG)

Agent Comments



Price: \$720,000
Method: Private Sale
Date: 22/05/2019
Property Type: House
Land Size: 1166 sqm approx



8 Tanya Ct LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$707,000
Method: Private Sale
Date: 04/06/2019
Property Type: House
Land Size: 1071 sqm approx



25 Thomas Cr LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$700,000
Method: Private Sale
Date: 03/07/2019
Property Type: House
Land Size: 2217 sqm approx