

Date: July 11, 2018
Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address
Including suburb and
postcode

117 Bailey Road, Mount Evelyn VIC 3796

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$*

or range between

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$651,000

*House

X

*Unit

Suburb

Mount Evelyn

Period - From

01/04/2017

to

31/03/2018

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) 42 Russell St MOUNT EVELYN 3796 | \$620,000 | 27/03/2018 |
| 2) 38 Spring St MOUNT EVELYN 3796 | \$602,000 | 10/05/2018 |
| 3) 9 Wedderburn Cr MOUNT EVELYN 3796 | \$585,500 | 17/06/2018 |

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.~~