

Date: 21/08/2018

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



### Property offered for sale

Address  
Including suburb or  
locality and postcode

24 Kookaburra Lane Mount Evelyn VIC 3796

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$590,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$687,500

\*House

X

\*Unit

Suburb  
or locality

Mount Evelyn

Period - From

01/04/2018

to

30/06/2018

Source

REIV

### Comparable property sales

A\* These are the three properties sold within five kilometres of the property for sale in the last 18 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 5 Irvine St MOUNT EVELYN 3796	\$ 635,000	23/05/2018
2 38 Spring St MOUNT EVELYN 3796	\$ 602,000	10/05/2018
3 16A Gardner Pde MOUNT EVELYN 3796	\$ 600,000	17/04/2018

OR

B\* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~