

Date: 4-10-18

Statement of Information

**Single residential property located in Melbourne metropolitan area**

**Sections 47AF of the *Estate Agents Act 1980***



**Property offered for sale**

Address  
Including suburb and  
postcode

35 Heath Avenue, Mount Evelyn 3796

**Indicative selling price**

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

Range between \$680,000 & \$720,000

**Median sale price**

Median price \$688,000 House ☒ Unit ☐ Suburb or locality Mount Evelyn

Period - From 01/04/2018 to 30/06/2018 Source REIV

**Comparable property sales**

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
14 Bradman Avenue, Mount Evelyn	\$685,000	14/4/18
6 Harvey Street, Mount Evelyn	\$695,000	11/9/18
40a Fernhill Road, Mount Evelyn	\$695,000	25/5/18