

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	30 Olinda Road, Mount Evelyn Vic 3796
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$694,975	Hou	ıse X	Unit		Suburb	Mount Evelyn
Period - From	01/10/2018	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.

Ad	dress of comparable property	Price	Date of sale
1	67-69 Falkingham Rd MOUNT EVELYN 3796	\$696,000	24/01/2019
2	35 View St MOUNT EVELYN 3796	\$685,013	13/03/2019
3	27 Railway Rd MOUNT EVELYN 3796	\$670,000	17/11/2018

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.





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- 4

Rooms: Property Type: House (Previously

Occupied - Detached) **Land Size:** 1783 sqm approx

Agent Comments

Indicative Selling Price \$689,950 Median House Price December quarter 2018: \$694,975

Comparable Properties



67-69 Falkingham Rd MOUNT EVELYN 3796

(REI)

-3

- 2

4

6 4

Price: \$696,000 Method: Private Sale Date: 24/01/2019 Rooms: 5

Property Type: House **Land Size:** 2014 sqm approx

Agent Comments



35 View St MOUNT EVELYN 3796 (REI/VG)





Agent Comments

Price: \$685,013 Method: Private Sale Date: 13/03/2019 Rooms: -

Property Type: House Land Size: 1503 sqm approx



27 Railway Rd MOUNT EVELYN 3796 (REI/VG) Agent Comments

∂

Price: \$670,000 **Method:** Auction Sale **Date:** 17/11/2018

Rooms: 4

Property Type: House (Res) Land Size: 1379 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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