

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 30 Olinda Road, Mount Evelyn Vic 3796

Indicative selling price

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

Single price \$689,950

Median sale price

Median price \$694,975 House 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.

| Address 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.



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)

Agent Comments



Price: \$696,000

Method: Private Sale

Date: 24/01/2019

Rooms: 5

Property Type: House

Land Size: 2014 sqm approx



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