

Date: August 21, 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

54 Russell Street, Mt Evelyn 3796

### Indicative selling price

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

Single price

\$\*

or range between

\$650,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$687,500

\*House ☒

\*Unit ☐

Suburb Mt Evelyn

Period - From 01/04/218

to 30/06/2018

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) 40a Fernhill Road, Mt Evelyn	\$695,000	24/05/2018
2) 15 Hordern Road, Mt Evelyn	\$665,000	12/05/2018
3) 5 Irvine Street, Mt Evelyn	\$635,000	23/05/2018

~~**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.~~