

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

40 Bailey Road, Mount Evelyn Vic 3796

Indicative selling price

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

Single price

\$*

or range between

\$730,000

&

\$780,000

Median sale price

Median price

\$740,357

Property type

House

Suburb

Mount Evelyn

Period - From

01/10/2020

to

31/12/2020

Source

REIU

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) 18 Railway Rd MOUNT EVELYN 3796	\$755,000	12/10/2020
2) 57 York Rd, MOUNT EVELYN 3796	\$786,317	06/11/2020
3) 24 Marcus St, MOUNT EVELYN 3796	\$787,000	13/11/2020

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.~~

This Statement of Information was prepared on: 11/02/2021 12:09