

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price

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

Range between	\$380,000	&	\$418,000
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Median sale price

(*Delete house or unit as applicable)

Median price	\$600,000	House	X	Suburb or locality	Mt Evelyn
Period - From	Aug 2017	to	Dec 2017	Source	RP Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1 – 196 Swansea Road, Mt Evelyn	\$390,000	4/08/2017
2 – 278 Swansea Road, Mt Evelyn	\$400,000	15/09/2017
3 – 280 Swansea Road, Mt Evelyn	\$400,000	30/08/2017