

Date: May 20th, 2019  
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

4 O'Connor Avenue, Mt Evelyn

### 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

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

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) 16 Graneby Rise, Mount Evelyn	\$627,000	05/02/2019
2) 8 Leggett Drive, Mount Evelyn	\$630,000	04/12/2018
3) 5 Katherine Place, Mount Evelyn	\$660,000	09/03/2019

**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.