Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	l for	sale
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Address	16 View Street, Mount Evelyn Vic 3796
Including suburb and	•
postcode	

Indicative selling price

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

Range between \$750,000	&	\$790,000
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Median sale price

Median price	\$641,500	Pro	perty Type	House		Suburb	Mount Evelyn
Period - From	01/10/2018	to	30/09/2019		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

,	and the companion property		Date of care
1	6 Wright St MOUNT EVELYN 3796	\$760,000	29/10/2019
2	9 West Hill Dr MOUNT EVELYN 3796	\$758,000	07/10/2019
3			

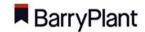
OR

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:	03/12/2019 13:23



Date of sale







Property Type: House Land Size: 1903 sqm approx Agent Comments

Indicative Selling Price \$750,000 - \$790,000 **Median House Price** Year ending September 2019: \$641,500

Comparable Properties



6 Wright St MOUNT EVELYN 3796 (REI)



Price: \$760,000 Method: Private Sale Date: 29/10/2019 Rooms: 7

Property Type: House Land Size: 1011 sqm approx Agent Comments



9 West Hill Dr MOUNT EVELYN 3796 (REI)





Price: \$758.000 Method: Private Sale Date: 07/10/2019 Rooms: 6

Property Type: House Land Size: 988 sqm approx Agent Comments

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.

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



