

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

16 View Street, Mount Evelyn Vic 3796

Indicative selling price

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

Range between \$750,000 & \$790,000

Median sale price

Median price \$641,500

Property 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 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	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



 5  2  2

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)

Agent Comments

 4  2  -

Price: \$760,000
Method: Private Sale
Date: 29/10/2019
Rooms: 7
Property Type: House
Land Size: 1011 sqm approx



9 West Hill Dr MOUNT EVELYN 3796 (REI)

Agent Comments

 4  2  2

Price: \$758,000
Method: Private Sale
Date: 07/10/2019
Rooms: 6
Property Type: House
Land Size: 988 sqm approx

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.