

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 28B Clematis 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 \$610,000 & \$670,000

Median sale price

(*Delete house or unit as applicable)

Median price \$670,657 *House ☒ *Unit ☐ Suburb Mount Evelyn Vic 3796
Period - From 1 Jan 2018 to 31 Dec 2018 Source CoreLogic

Comparable property sales

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. 74 York Rd, Mount Evelyn Vic 3796	\$645,000	14 Oct 2018
2. 14 The Crescent, Mount Evelyn Vic 3796	\$615,000	11 Dec 2018
3. 29 Currajong Avenue, Mount Evelyn Vic 3796	\$631,500	10 Oct 2018