

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

7 George Street, Mount Evelyn Vic 3796

Indicative selling price

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

Range between \$530,000

&

\$580,000

Median sale price

Median price \$662,500

Property Type House

Suburb Mount Evelyn

Period - From 01/07/2018

to 30/06/2019

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.

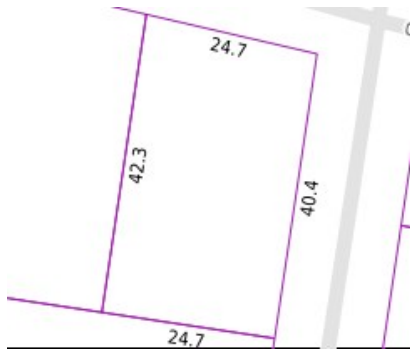
	Address of comparable property	Price	Date of sale
1	20a Joy Av MOUNT EVELYN 3796	\$580,000	05/09/2019
2	59 Hereford Rd MOUNT EVELYN 3796	\$560,000	11/05/2019
3	9 Murrumbung Rd MOUNT EVELYN 3796	\$545,000	30/06/2019

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:

01/10/2019 18:06



Property Type: House
Land Size: 1018.477 sqm approx
Agent Comments

Indicative Selling Price
 \$530,000 - \$580,000
Median House Price
 Year ending June 2019: \$662,500

Comparable Properties



20a Joy Av MOUNT EVELYN 3796 (REI)

Agent Comments



Price: \$580,000
Method: Private Sale
Date: 05/09/2019
Rooms: 5
Property Type: House
Land Size: 1161 sqm approx



59 Hereford Rd MOUNT EVELYN 3796 (REI/VG)

Agent Comments



Price: \$560,000
Method: Private Sale
Date: 11/05/2019
Rooms: 4
Property Type: House
Land Size: 1143 sqm approx



9 Murrumbung Rd MOUNT EVELYN 3796 (REI/VG)

Agent Comments



Price: \$545,000
Method: Private Sale
Date: 30/06/2019
Rooms: 5
Property Type: House
Land Size: 1074 sqm approx