

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	12 Sharland Close, 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	\$590,000	&	\$640,000
hange between	ჶᲔᲧᲡ,ᲡᲡᲡ 	α	Φ040,000

Median sale price

Median price	\$694,975	Ηοι	use X	Unit		Suburb	Mount Evelyn
Period - From	01/10/2018	to	31/12/2018		Source	REIV	

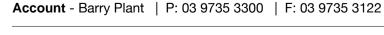
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	29 Currajong Av MOUNT EVELYN 3796	\$631,500	10/10/2018
2	132 Quinn Cr MOUNT EVELYN 3796	\$610,000	16/08/2018
3	35 Mitchell Rd LILYDALE 3140	\$606,000	15/11/2018

OR

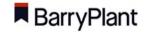
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.







Generated: 30/01/2019 10:05







Rooms:

Property Type: Land Land Size: 913 sqm approx

Agent Comments

Indicative Selling Price \$590,000 - \$640,000 **Median House Price** December quarter 2018: \$694,975

Comparable Properties



29 Currajong Av MOUNT EVELYN 3796

(REI/VG)

-3

Price: \$631,500 Method: Private Sale Date: 10/10/2018

Rooms: -

Property Type: House Land Size: 840 sqm approx **Agent Comments**



132 Quinn Cr MOUNT EVELYN 3796 (REI/VG)





Price: \$610.000 Method: Private Sale Date: 16/08/2018 Rooms: 4

Property Type: House Land Size: 934 sqm approx

Agent Comments

Agent Comments



35 Mitchell Rd LILYDALE 3140 (REI)

=3





Price: \$606,000 Method: Private Sale Date: 15/11/2018

Rooms: 4

Property Type: House (Res) Land Size: 861 sqm approx

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Generated: 30/01/2019 10:05