

## 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

12 Sharland Close, Mount Evelyn Vic 3796

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$590,000

&

\$640,000

#### Median sale price

Median price

\$694,975

House

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.

	Address 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.



**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)**

**Agent Comments**



**Price:** \$631,500  
**Method:** Private Sale  
**Date:** 10/10/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 840 sqm approx



**132 Quinn Cr MOUNT EVELYN 3796 (REI/VG)**

**Agent Comments**



**Price:** \$610,000  
**Method:** Private Sale  
**Date:** 16/08/2018  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 934 sqm approx



**35 Mitchell Rd LILYDALE 3140 (REI)**

**Agent Comments**



**Price:** \$606,000  
**Method:** Private Sale  
**Date:** 15/11/2018  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 861 sqm approx