

#### 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	40a Fernhill Road, 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	\$630,000	&	\$680,000

#### Median sale price

Median price	\$652,000	Hou	ıse X	Unit		Suburb	Mount Evelyn
Period - From	01/01/2018	to	31/03/2018		Source	REIV	

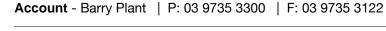
### Comparable property sales (\*Delete A or B below as applicable)

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	61 Fernhill Rd MOUNT EVELYN 3796	\$677,500	10/03/2018
2	22 Bradman Av MOUNT EVELYN 3796	\$651,000	22/02/2018
3	22 Reserves Rd MOUNT EVELYN 3796	\$633,800	10/03/2018

#### OR

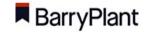
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.







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Rooms:

Property Type: House Land Size: 1061 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$630,000 - \$680,000 **Median House Price** March quarter 2018: \$652,000

## Comparable Properties



61 Fernhill Rd MOUNT EVELYN 3796 (REI)



Price: \$677,500 Method: Private Sale Date: 10/03/2018

Rooms: 4

Property Type: House Land Size: 1673 sqm approx **Agent Comments** 



22 Bradman Av MOUNT EVELYN 3796 (REI/VG) Agent Comments





Price: \$651,000 Method: Private Sale Date: 22/02/2018 Rooms: 5

Property Type: House Land Size: 924 sqm approx



22 Reserves Rd MOUNT EVELYN 3796 (REI)

Price: \$633,800 Method: Private Sale Date: 10/03/2018 Rooms: 4

Property Type: House Land Size: 2558 sqm approx **Agent Comments** 

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