

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

40a Fernhill Road, Mount Evelyn Vic 3796

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

House

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.

	Address 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.



 3  2  2

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)

Agent Comments

 3  2  2

Price: \$677,500
Method: Private Sale
Date: 10/03/2018
Rooms: 4
Property Type: House
Land Size: 1673 sqm approx



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

 3  1  3

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)

Agent Comments

 3  1  1

Price: \$633,800
Method: Private Sale
Date: 10/03/2018
Rooms: 4
Property Type: House
Land Size: 2558 sqm approx