

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 10 Graneby Rise, MOUNT EVELYN

### Indicative selling price

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

Range between \$ 640,000 & \$ 704,000

### Median sale price

Median price \$ 625,380

House X

Suburb MOUNT EVELYN

Period - From Jan 2017 to March 2017

Source REIV [propertydata.com.au](http://propertydata.com.au)

### Comparable property sales

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 12 Michael Lane, MOUNT EVELYN	\$ 675,000	08/03/2017
2 19 Buckmaster Drive, MOUNT EVELYN	\$ 676,000	16/02/2017
3 21 Commercial Road, MOUNT EVELYN	\$ 690,000	14/02/2017

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 25 May 2017.