

#### Statement of Information

Period - From 01/07/2018

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Property offer	ea tor s	iale					
Address Including suburb and postcode		92 Monbulk Road, Mount Evelyn Vic 3796					
Indicative selli	ing pric	e					
For the meaning	of this p	rice see	consum	er.vic.gov.	au/underquoting		
Single price	\$789, <sup>5</sup>	950					
Median sale p	rice						
Median price	\$677,50	00	House	Х	Unit	Suburb	Mount Evelyn

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

30/09/2018

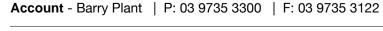
A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Source REIV

Address of comparable property	Price	Date of sale
1		
2		
3		

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: 750 sqm approx

**Agent Comments** 

Indicative Selling Price \$789,950 Median House Price September quarter 2018: \$677,500

# Comparable Properties

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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