

## 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

72 Fernhill Road, 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

\$690,000

&

\$750,000

#### Median sale price

Median price

\$687,500

House

X

Unit

Suburb

Mount Evelyn

Period - From

01/04/2018

to

30/06/2018

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	1 Bailey Rd MOUNT EVELYN 3796	\$736,800	19/04/2018
2	17 Rangeview Rd MOUNT EVELYN 3796	\$700,000	09/04/2018
3	19 Channel Rd MOUNT EVELYN 3796	\$690,000	01/06/2018

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 1 0

**Rooms:**  
**Property Type:** House  
**Land Size:** 1061 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$690,000 - \$750,000  
**Median House Price**  
June quarter 2018: \$687,500

## Comparable Properties



**1 Bailey Rd MOUNT EVELYN 3796 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$736,800  
**Method:** Private Sale  
**Date:** 19/04/2018  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 746 sqm approx



**17 Rangeview Rd MOUNT EVELYN 3796 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$700,000  
**Method:** Private Sale  
**Date:** 09/04/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 657 sqm approx



**19 Channel Rd MOUNT EVELYN 3796 (REI)**

**Agent Comments**

3 1 -

**Price:** \$690,000  
**Method:** Private Sale  
**Date:** 01/06/2018  
**Rooms:** 10  
**Property Type:** House  
**Land Size:** 890 sqm approx