

### 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

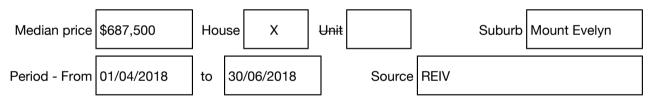
72 Fernhill Road, Mount Evelyn Vic 3796

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$690,000	&	\$750,000

#### Median sale price



#### 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.

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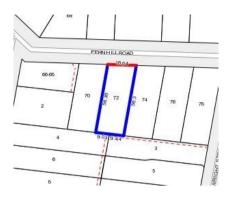
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.











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)   Image: Bailey Rd MOUNT EVELYN 3796 (REI/VG)   Image: Bailey Rd Mount Evelyn 3796 (REI/VG)   Image: Bailey Rd Mount Evelyn 3796 (REI/VG)   Price: \$736,800   Method: Private Sale   Date: 19/04/2018   Rooms: 6   Property Type: House (Res)   Land Size: 746 sqm approx	Agent Comments
BELL manue	17 Rangeview Rd MOUNT EVELYN 3796 (REI/VG)   Image: 1 3 Image: 2 Image: 2 Image: 2   Price: \$700,000 Image: 4 2   Method: Private Sale Date: 09/04/2018 2   Date: 09/04/2018 Rooms: - 2   Property Type: House Land Size: 657 sqm approx	Agent Comments
BELL HARTER	19 Channel Rd MOUNT EVELYN 3796 (REI)   Image: 1 Image: 1   Image: 1 Image: 1   Price: \$690,000   Method: Private Sale   Date: 01/06/2018   Rooms: 10   Property Type: House   Land Size: 890 sqm approx	Agent Comments

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