

Date: 30/03/2019

Statement of Information

Single residential property located in Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address
Including suburb and
postcode 88 Johns Crescent, Mount Evelyn 3796

Indicative selling price

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

Range between \$600,000 - \$660,000

Median sale price

Median price \$695,000 House ☒ Unit ☐ Suburb or locality Mount Evelyn
Period - From 01/10/2018 to 31/12/2018 Source REIV

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
12 Sharland Close, Mount Evelyn 3796	\$640,000	08/02/2019
74 York Road, Mount Evelyn 3796	\$645,000	14/10/2018
53c Hereford Road, Mount Evelyn 3796	\$635,000	22/02/2019