

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

82 Bailey Road, Mount Evelyn Vic 3796

Indicative selling price

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

Single price

\$679,950

Median sale price

Median price

\$663,333

House

X

Unit

Suburb

Mount Evelyn

Period - From

01/07/2017

to

30/09/2017

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	14 Michael La MOUNT EVELYN 3796	\$690,000	03/08/2017
2	33 Russell St MOUNT EVELYN 3796	\$690,000	23/08/2017
3	84 Bailey Rd MOUNT EVELYN 3796	\$655,000	07/10/2017

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.



 4
  1
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Rooms:
Property Type: House
Land Size: 962 sqm approx
 Agent Comments

Indicative Selling Price

\$679,950

Median House Price

September quarter 2017: \$663,333

Comparable Properties



14 Michael La MOUNT EVELYN 3796 (REI)

Agent Comments

 3
  2
  4

Price: \$690,000
Method: Private Sale
Date: 03/08/2017
Rooms: 4
Property Type: House (Res)



33 Russell St MOUNT EVELYN 3796 (REI)

Agent Comments

 3
  2
  2

Price: \$690,000
Method: Private Sale
Date: 23/08/2017
Rooms: 4
Property Type: House (Res)
Land Size: 934 sqm approx



84 Bailey Rd MOUNT EVELYN 3796 (REI)

Agent Comments

 4
  2
  -

Price: \$655,000
Method: Auction Sale
Date: 07/10/2017
Rooms: 5
Property Type: House (Res)
Land Size: 964 sqm approx