

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



33 BAILEY ROAD, MOUNT EVELYN, VIC

 3  1  2

Indicative Selling Price

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

Price Range: \$580,000 to \$638,000

Provided by: Andrew Lawrence, i-TRAK Real Estate Pty Ltd

MEDIAN SALE PRICE



MOUNT EVELYN, VIC, 3796

Suburb Median Sale Price (House)

\$674,000

01 October 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



6 WAYCOTT WAY, MOUNT EVELYN, VIC 3796

 3  1  2

Sale Price

***\$590,000**

Sale Date: 08/12/2017

Distance from Property: 871m



63 FORGE RD, MOUNT EVELYN, VIC 3796

 3  1  -

Sale Price

\$632,000

Sale Date: 26/10/2017

Distance from Property: 524m



17 MARCUS ST, MOUNT EVELYN, VIC 3796

 3  1  2

Sale Price

***\$632,500**

Sale Date: 08/02/2018

Distance from Property: 1.5km



This report has been compiled on 10/03/2018 by i-TRAK Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

33 BAILEY ROAD, MOUNT EVELYN, VIC 3796

Indicative selling price

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

Price Range:

\$580,000 to \$638,000

Median sale price

Median price

\$674,000

House

X

Unit


Suburb

MOUNT EVELYN

Period

01 October 2017 to 31 December 2017

Source



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
6 WAYCOTT WAY, MOUNT EVELYN, VIC 3796	*\$590,000	08/12/2017
63 FORGE RD, MOUNT EVELYN, VIC 3796	\$632,000	26/10/2017
17 MARCUS ST, MOUNT EVELYN, VIC 3796	*\$632,500	08/02/2018