

Date: 13<sup>th</sup> November 2017

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

34 Monbulk Road, Mt Evelyn 3796

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$\*

or range between

\$630,000

&

\$680,000

## Median sale price

(\*Delete house or unit as applicable)

Median price

\$610,000

\*House

X

\*Unit

Suburb

Mount Evelyn

Period - From

01/04/2017

to

30/06/2017

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) 8 Russell Street, Mt Evelyn 3796	\$670,388	14/09/2017
2) 17 Inverness Rd, Mt Evelyn 3796	\$660,000	04/09/2017
3) 54 Hereford Rd, Mt Evelyn 3796	\$642,5010	31/05/2017

~~**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.~~