

Statement of Information

Single residential property located in the Melbourne metropolitan area

| | | Section 47AF of the Estate Agents Act 1980 | | | | | | |
|---|-----------|--|------------------|---|------|--------|--------------|----------|
| Property offere | d for s | sale | | | | | | |
| Address Including suburb and postcode | | 180 Swans | ea Road, Mount | Evelyn Vic 3796 | | | | |
| Indicative sellir | ng pric | e | | | | | | |
| For the meaning of | of this p | orice see co | nsumer.vic.gov.a | au/underquoting | | | | |
| Range between | \$450,000 | | & | \$490,000 | | | | |
| Median sale pri | ice | | | | | | | |
| Median price | \$663,33 | 33 Ho | ouse X | Unit | | Suburb | Mount Evelyn | |
| Period - From | 01/07/2 | 017 to | 30/09/2017 | Source | REIV | , | | |
| Comparable pr | operty | sales (*D | elete A or B b | elow as applica | ble) | | | |
| | hat the | estate ager | | vo kilometres of the resentative consider | | | | |
| Address of comparable property | | | | | | Price | Date of sale |) |
| 1 | | | | | | | | |
| 2 | | | | | | | | |

OR

3

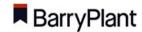
В* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122





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Rooms:

Property Type: House (Previously

Occupied - Detached) **Land Size:** 1744 sqm approx

Agent Comments

Indicative Selling Price \$450,000 - \$490,000 **Median House Price** September quarter 2017: \$663,333

Comparable Properties

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