### 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	60 Falkingham Road, Mount Evelyn Vic 3796
Including suburb and	•
postcode	

#### Indicative selling price

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

Range between \$670,000 &	\$710,000
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#### Median sale price

Median price	\$662,500	Pro	perty Type	House		Suburb	Mount Evelyn
Period - From	01/07/2018	to	30/06/2019		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

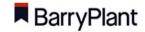
Add	dress of comparable property	Price	Date of sale
1	45 Heath Av MOUNT EVELYN 3796	\$705,000	15/05/2019
2	1f Marcus St MOUNT EVELYN 3796	\$680,000	19/06/2019
3	30 Olinda Rd MOUNT EVELYN 3796	\$675,000	01/05/2019

#### OR

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

This Statement of Information was prepared on:	16/09/2019 15:25













Property Type: House (Previously Occupied - Detached) Land Size: 1509 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$670,000 - \$710,000 **Median House Price** Year ending June 2019: \$662,500

## Comparable Properties



45 Heath Av MOUNT EVELYN 3796 (REI/VG)







Price: \$705,000 Method: Private Sale Date: 15/05/2019 Property Type: House

Land Size: 1796 sqm approx

**Agent Comments** 



1f Marcus St MOUNT EVELYN 3796 (VG)







Price: \$680,000 Method: Sale Date: 19/06/2019

Property Type: House (Res) Land Size: 1075 sqm approx Agent Comments



30 Olinda Rd MOUNT EVELYN 3796 (REI/VG)

**-**3







Price: \$675,000 Method: Private Sale Date: 01/05/2019

Rooms: 5

Property Type: House Land Size: 1783 sqm approx Agent Comments

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



