

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

60 Falkingham Road, Mount Evelyn Vic 3796

Indicative selling price

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

Range between \$670,000 & \$710,000

Median sale price

Median price \$662,500 Property 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	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 comparable properties 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)

Agent Comments



Price: \$705,000
Method: Private Sale
Date: 15/05/2019
Property Type: House
Land Size: 1796 sqm approx



1f Marcus St MOUNT EVELYN 3796 (VG)

Agent Comments



Price: \$680,000
Method: Sale
Date: 19/06/2019
Property Type: House (Res)
Land Size: 1075 sqm approx



30 Olinda Rd MOUNT EVELYN 3796 (REI/VG)

Agent Comments



Price: \$675,000
Method: Private Sale
Date: 01/05/2019
Rooms: 5
Property Type: House
Land Size: 1783 sqm approx