

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

4 The Wridgeway, Mount Evelyn Vic 3796

Indicative selling price

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

Single price

\$679,950

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	30 Warrawee Rd MOUNT EVELYN 3796	\$684,000	04/06/2019
2	57 Monbulk Rd MOUNT EVELYN 3796	\$670,000	11/07/2019
3	17 Borang Av MOUNT EVELYN 3796	\$650,000	26/03/2019

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:

26/09/2019 14:07



Property Type: House
Land Size: 1400.955 sqm approx
Agent Comments

Indicative Selling Price
\$679,950

Median House Price
Year ending June 2019: \$662,500

Comparable Properties



30 Warrawee Rd MOUNT EVELYN 3796 (REI/VG)

Agent Comments



Price: \$684,000
Method: Private Sale
Date: 04/06/2019
Rooms: 9
Property Type: House (Res)
Land Size: 2246 sqm approx



57 Monbulk Rd MOUNT EVELYN 3796 (REI/VG) **Agent Comments**



Price: \$670,000
Method: Private Sale
Date: 11/07/2019
Property Type: House
Land Size: 1801 sqm approx



17 Borang Av MOUNT EVELYN 3796 (REI/VG) **Agent Comments**



Price: \$650,000
Method: Private Sale
Date: 26/03/2019
Property Type: House
Land Size: 2767 sqm approx