Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	4 The Wridgeway, Mount Evelyn Vic 3796
Including suburb and	
postcode	

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	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

Aut	areas or comparable property	1 1100	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

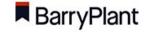
OR

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



Date of sale











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) **-**3





Price: \$684,000 Method: Private Sale Date: 04/06/2019

Rooms: 9

Property Type: House (Res) Land Size: 2246 sqm approx 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

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



