

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	19 Michael Lane, 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	\$650,000	&	\$700,000
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Median sale price

Median price	\$652,600	Hou	ise X	Unit		Suburb	Mount Evelyn
Period - From	01/10/2017	to	31/12/2017		Source	REIV	

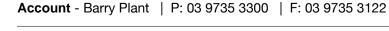
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	33 Russell St MOUNT EVELYN 3796	\$690,000	30/10/2017
2	82 Bailey Rd MOUNT EVELYN 3796	\$685,000	21/12/2017
3	3/11 Glen View Rd MOUNT EVELYN 3796	\$650,000	07/11/2017

OR

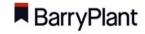
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.







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Rooms:

Property Type: House (Res) **Land Size:** 602 sqm approx

Agent Comments

Indicative Selling Price \$650,000 - \$700,000 Median House Price December quarter 2017: \$652,600

Comparable Properties



33 Russell St MOUNT EVELYN 3796 (VG)

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Price: \$690,000 Method: Sale Date: 30/10/2017

Rooms: -

Property Type: House (Res) **Land Size:** 934 sqm approx

Agent Comments



82 Bailey Rd MOUNT EVELYN 3796 (REI)

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Price: \$685,000 Method: Private Sale Date: 21/12/2017

Rooms: 6

Property Type: House (Res)

Agent Comments



3/11 Glen View Rd MOUNT EVELYN 3796

(REI/VG)

-3





Price: \$650,000 **Method:** Private Sale **Date:** 07/11/2017

Rooms: 7

Property Type: House (Res)

Agent Comments

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





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