

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 19 Michael Lane, Mount Evelyn Vic 3796

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$652,600 House 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.

	Address 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.



 3  2  2

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)

Agent Comments

 3  -  -

Price: \$690,000

Method: Sale

Date: 30/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 934 sqm approx



82 Bailey Rd MOUNT EVELYN 3796 (REI)

Agent Comments

 4  2  -

Price: \$685,000

Method: Private Sale

Date: 21/12/2017

Rooms: 6

Property Type: House (Res)



3/11 Glen View Rd MOUNT EVELYN 3796 (REI/VG)

Agent Comments

 3  2  2

Price: \$650,000

Method: Private Sale

Date: 07/11/2017

Rooms: 7

Property Type: House (Res)