

Date: 25<sup>th</sup> September 2017

Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



## Property offered for sale

Address  
Including suburb and  
postcode 12 Mitcham Close, Mount Evelyn, 3796

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$590,000 & \$630,000

## Median sale price

(\*Delete house or unit as applicable)

Median price \$610,000 \*House ☒ \*Unit ☐ Suburb Mt Evelyn

Period - From July 2017 to September 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) 7 Michael Lane, Mt Evelyn	\$600,000	10/04/2017
2) 80 Bailey Rd, Mt Evelyn	\$600,000	23/03/2017
3) 69 Fernhill Rd, Mt Evelyn	\$581,000	22/07/2017

**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.