

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

87 Birmingham Road, Mount Evelyn Vic 3796

Indicative selling price

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

Single price \$* or range between \$780,000 & \$820,000

Median sale price

Median price

\$730,000

Property type

House

Suburb

Mount Evelyn

Period - From

01/07/2020

to

30/09/2020

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) 36 Monbulk Rd MOUNT EVELYN 3796 | \$820,000 | 21/10/2020 |
| 2) 110 Hereford Rd MOUNT EVELYN 3796 | \$820,000 | 24/07/2020 |
| 3) 47 Irvine St MOUNT EVELYN 3796 | \$812,000 | 08/07/2020 |

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: 01/12/2020 10:24