

Date: 23-4-18

Statement of Information

Single residential property located in Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address
Including postcode 54 Commercial Road, Mount Evelyn 3796

Indicative selling price

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

Single price \$619,950

Median sale price

Median price \$652,000

House ☒

Suburb
or locality Mount Evelyn

Period - From 1/1/18

to 31/3/18

Source REIV

Comparable property sales

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
6 Reserves Road, Mount Evelyn	\$600,555	4/4/18
42 Russell Street, Mount Evelyn	\$620,000	19/4/18
67 Birmingham Road, Mount Evelyn	\$632,500	8/2/18