

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

20 Reserves Road, Mount Evelyn Vic 3796

Indicative selling price

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

Range between

\$590,000

&

\$640,000

Median sale price

Median price

\$660,000

Property Type

House

Suburb

Mount Evelyn

Period - From

01/10/2019

to

31/12/2019

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	11 Marcus St MOUNT EVELYN 3796	\$640,000	11/09/2019
2	7 George St MOUNT EVELYN 3796	\$620,000	09/10/2019
3	50 Hereford Rd MOUNT EVELYN 3796	\$611,500	29/11/2019

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:

31/01/2020 12:18



Property Type: House (Previously Occupied - Detached)
Land Size: 2334 sqm approx
Agent Comments

Indicative Selling Price
\$590,000 - \$640,000
Median House Price
December quarter 2019: \$660,000

Comparable Properties



11 Marcus St MOUNT EVELYN 3796 (REI/VG)

Agent Comments



Price: \$640,000
Method: Private Sale
Date: 11/09/2019
Property Type: House
Land Size: 1008 sqm approx



7 George St MOUNT EVELYN 3796 (REI/VG)

Agent Comments



Price: \$620,000
Method: Private Sale
Date: 09/10/2019
Rooms: 4
Property Type: House
Land Size: 1019 sqm approx

50 Hereford Rd MOUNT EVELYN 3796 (REI)

Agent Comments



Price: \$611,500
Method: Private Sale
Date: 29/11/2019
Property Type: House
Land Size: 1770 sqm approx