

## 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

67 Birmingham Road, Mount Evelyn Vic 3796

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$580,000

&amp;

\$630,000

## Median sale price

Median price \$663,333

House

X

Unit

Suburb

Mount Evelyn

Period - From 01/07/2017

to

30/09/2017

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	129 Birmingham Rd MOUNT EVELYN 3796	\$621,871	14/09/2017
2	12 Mitarm CI MOUNT EVELYN 3796	\$620,000	12/10/2017
3	6 Waycott Way MOUNT EVELYN 3796	\$590,000	08/12/2017

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.



**Rooms:**

**Property Type:** House

**Land Size:** 370 sqm approx

**Agent Comments**

## Comparable Properties



**129 Birmingham Rd MOUNT EVELYN 3796 (REI)**

**Agent Comments**



**Price:** \$621,871

**Method:** Private Sale

**Date:** 14/09/2017

**Rooms:** 4

**Property Type:** House

**Land Size:** 871 sqm approx



**12 Mitarm CI MOUNT EVELYN 3796 (REI)**

**Agent Comments**



**Price:** \$620,000

**Method:** Private Sale

**Date:** 12/10/2017

**Rooms:** 4

**Property Type:** House

**Land Size:** 656 sqm approx



**6 Waycott Way MOUNT EVELYN 3796 (REI)**

**Agent Comments**



**Price:** \$590,000

**Method:** Private Sale

**Date:** 08/12/2017

**Rooms:** 4

**Property Type:** House

**Land Size:** 770 sqm approx