

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	19 Hordern Road, Mount Evelyn Vic 3796
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Indicative selling price

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

Range between	\$720,000	&	\$790,000
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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	3 Davey Rd MOUNT EVELYN 3796	\$780,000	26/07/2017
2	44 Leggett Dr MOUNT EVELYN 3796	\$735,000	18/07/2017
3	25a North Av MOUNT EVELYN 3796	\$720,000	11/07/2017

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.~~



 4  2  2

Rooms:
Property Type: House
Land Size: 1504 sqm approx
Agent Comments

Indicative Selling Price
\$720,000 - \$790,000
Median House Price
September quarter 2017: \$663,333

Comparable Properties



3 Davey Rd MOUNT EVELYN 3796 (REI/VG)

Agent Comments

 4  2  2

Price: \$780,000
Method: Private Sale
Date: 26/07/2017
Rooms: 5
Property Type: House
Land Size: 2180 sqm approx



44 Leggett Dr MOUNT EVELYN 3796 (REI/VG)

Agent Comments

 3  2  2

Price: \$735,000
Method: Private Sale
Date: 18/07/2017
Rooms: -
Property Type: House
Land Size: 985 sqm approx



25a North Av MOUNT EVELYN 3796 (REI/VG)

Agent Comments

 4  2  -

Price: \$720,000
Method: Private Sale
Date: 11/07/2017
Rooms: 20
Property Type: House
Land Size: 1074 sqm approx