

Statement of Information

Internet advertising for single residential property located within the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

PROPERTY OFFERED FOR SALE: 138 Quinn Crescent Mount Evelyn VIC 3796

Indicative selling price range

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

Single price \$* or range between \$ 535,000 & 588,500

Median sale price

Median price \$650,000 *House ☒ *unit ☐ Suburb or locality Mount Evelyn
Period - From March 2019 to August 2019 Source R. E. I. V

Comparable property sales

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. 64 Quinn Cr MOUNT EVELYN 3796 VIC	\$588,500	7 June 2019
2. 88 Johns Cr MOUNT EVELYN 3796 VIC	\$600,000	30 April 2019
3. 157 York Rd MONTROSE 3765 VIC	\$612,000	29 April 2019