

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 67-69 Falkingham Road, Mount Evelyn Vic 3796

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$677,500 House X Unit Suburb Mount Evelyn

Period - From 01/07/2018 to 30/09/2018 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	74 York Rd MOUNT EVELYN 3796	\$645,000	14/10/2018
2	9 Buckmaster Dr MOUNT EVELYN 3796	\$635,000	03/10/2018
3	14 The Crescent MOUNT EVELYN 3796	\$615,000	11/12/2018

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.



 3  2  2

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median House Price
September quarter 2018: \$677,500

Comparable Properties



74 York Rd MOUNT EVELYN 3796 (REI)

Agent Comments

 3  1  3

Price: \$645,000
Method: Private Sale
Date: 14/10/2018
Rooms: 4
Property Type: House
Land Size: 962 sqm approx

9 Buckmaster Dr MOUNT EVELYN 3796 (VG)

Agent Comments

 3  -  -

Price: \$635,000
Method: Sale
Date: 03/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 1244 sqm approx



14 The Crescent MOUNT EVELYN 3796 (REI)

Agent Comments

 3  1  4

Price: \$615,000
Method: Private Sale
Date: 11/12/2018
Rooms: -
Property Type: House
Land Size: 1186 sqm approx