

#### 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	82 Bailey Road, Mount Evelyn Vic 3796
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$620,000	&	\$670,000

#### Median sale price

Median price	\$690,000	Hou	ıse X	Unit		Suburb	Mount Evelyn
Period - From	01/04/2018	to	31/03/2019		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 5 Katherine PI MOUNT EVELYN 3796 \$660,000 09/03/2019 2 51 Fernhill Rd MOUNT EVELYN 3796 \$660,000 15/04/2019 3 4 Oconnor Av MOUNT EVELYN 3796 \$620,000 19/06/2019

#### 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.





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Rooms:

Property Type: House (Res) Land Size: 962 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$620,000 - \$670,000 **Median House Price** Year ending March 2019: \$690,000

### Comparable Properties



5 Katherine PI MOUNT EVELYN 3796 (REI/VG) Agent Comments





Price: \$660,000 Method: Private Sale Date: 09/03/2019

Rooms: -

Property Type: House Land Size: 833 sqm approx



51 Fernhill Rd MOUNT EVELYN 3796 (REI/VG) Agent Comments





Price: \$660,000 Method: Private Sale Date: 15/04/2019

Rooms: -

Property Type: House Land Size: 1136 sqm approx



4 Oconnor Av MOUNT EVELYN 3796 (REI)





Price: \$620,000 Method: Private Sale Date: 19/06/2019

Rooms: -

Property Type: House Land Size: 988 sqm approx

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do propertydata not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





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**Agent Comments** 

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