

## 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 82 Bailey 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 \$620,000 & \$670,000

#### Median sale price

Median price \$690,000 House 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 Pl 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

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**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

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**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)** Agent Comments

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**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 19/06/2019  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 988 sqm approx