

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 32a Irvine Street, Mount Evelyn Vic 3796

Indicative selling price

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

Range between \$620,000 & \$650,000

Median sale price

Median price \$585,000 Property type House Suburb Mount Evelyn

Period - From 01/07/2019 to 30/09/2019 Source REIV

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
11 Marcus Street, Mount Evelyn Vic 3796	\$640,000	11/09/2019
86 Fernhill Road, Mount Evelyn Vic 3796	\$649,950	07/09/2019
16 Stubbs Avenue, Mount Evelyn Vic 3796	\$680,000	26/07/2019

This Statement of Information was prepared on: 12/11/2019