

## 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

4/71 Forge 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

\$690,000

&

\$720,000

#### Median sale price

Median price

\$652,600

House

X

Unit

Suburb

Mount Evelyn

Period - From

01/10/2017

to

31/12/2017

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	2 Michael La MOUNT EVELYN 3796	\$715,000	06/12/2017
2	27 Irvine St MOUNT EVELYN 3796	\$702,500	20/12/2017
3	11 Irvine St MOUNT EVELYN 3796	\$690,000	08/02/2018

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.



**Rooms:**  
**Property Type:** Townhouse  
 (Single)  
 Agent Comments

**Indicative Selling Price**  
 \$690,000 - \$720,000  
**Median House Price**  
 December quarter 2017: \$652,600

## Comparable Properties



**2 Michael La MOUNT EVELYN 3796 (REI)**

Agent Comments



**Price:** \$715,000  
**Method:** Private Sale  
**Date:** 06/12/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 600 sqm approx



**27 Irvine St MOUNT EVELYN 3796 (REI)**

Agent Comments



**Price:** \$702,500  
**Method:** Sold Before Auction  
**Date:** 20/12/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 1605 sqm approx



**11 Irvine St MOUNT EVELYN 3796 (REI)**

Agent Comments



**Price:** \$690,000  
**Method:** Private Sale  
**Date:** 08/02/2018  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 1482 sqm approx