Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	28 Mathew Place, 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 \$495,000	&	\$540,000
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Median sale price

Median price	\$585,000	Pro	perty Type	House		Suburb	Mount Evelyn
Period - From	01/07/2019	to	30/09/2019		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

7,01	aress of comparable property	1 1100	Date of Sale
1	3 Glen View Rd MOUNT EVELYN 3796	\$540,000	22/08/2019
2	17 Mathew PI MOUNT EVELYN 3796	\$505,000	01/10/2019
3			

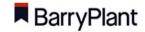
OR

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.

This Statement of Information was prepared on:	14/01/2020 16:49



Date of sale











Property Type: Strata Unit/Flat Land Size: 258 sqm approx

Agent Comments

Indicative Selling Price \$495,000 - \$540,000 **Median House Price** September quarter 2019: \$585,000

Comparable Properties



3 Glen View Rd MOUNT EVELYN 3796 (REI/VG) Agent Comments





Price: \$540,000 Method: Private Sale Date: 22/08/2019 Rooms: 3

-2

Property Type: House Land Size: 342 sqm approx



17 Mathew PI MOUNT EVELYN 3796 (REI/VG)

Price: \$505.000 Method: Private Sale Date: 01/10/2019 Rooms: 4

Property Type: Unit

Land Size: 226 sqm approx

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.

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122





Agent Comments