

# 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

28 Mathew Place, 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 \$495,000 & \$540,000

### 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 (\*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	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:

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**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

**Property Type:** House

**Land Size:** 342 sqm approx



**17 Mathew Pl MOUNT EVELYN 3796 (REI/VG)** Agent Comments



**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.