

## 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 24 Warrawee 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 \$720,000 & \$760,000

#### Median sale price

Median price \$652,000 House X Unit Suburb Mount Evelyn

Period - From 01/01/2018 to 31/03/2018 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	14 Hazel St MOUNT EVELYN 3796	\$757,000	14/02/2018
2	47 Heath Av MOUNT EVELYN 3796	\$742,000	20/12/2017
3	7 Hawkins Rd MONTROSE 3765	\$740,000	02/12/2017

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:** House  
**Land Size:** 2423.561 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$720,000 - \$760,000  
**Median House Price**  
 March quarter 2018: \$652,000

## Comparable Properties



**14 Hazel St MOUNT EVELYN 3796 (REI/VG)**

Agent Comments



**Price:** \$757,000  
**Method:** Private Sale  
**Date:** 14/02/2018  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 3504 sqm approx



**47 Heath Av MOUNT EVELYN 3796 (REI)**

Agent Comments



**Price:** \$742,000  
**Method:** Private Sale  
**Date:** 20/12/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 1775 sqm approx



**7 Hawkins Rd MONTROSE 3765 (REI/VG)**

Agent Comments



**Price:** \$740,000  
**Method:** Private Sale  
**Date:** 02/12/2017  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 900 sqm approx