

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

Median sale price

Median price	\$652,000	Ηοι	use 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.

Add	dress 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

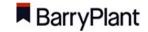
OR

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.





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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)



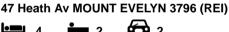


Agent Comments

Price: \$757,000 Method: Private Sale Date: 14/02/2018 Rooms: 5

Property Type: House Land Size: 3504 sqm approx





Agent Comments



Property Type: House Land Size: 1775 sqm approx





Agent Comments



Method: Private Sale Date: 02/12/2017 Rooms: 7

Property Type: House (Res) Land Size: 900 sqm approx

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





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