

Date: 12<sup>th</sup> September 2017

Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



## Property offered for sale

Address  
Including suburb and  
postcode

42 Heath Avenue, Mt Evelyn 3796

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$730,000 & \$770,000

## Median sale price

(\*Delete house or unit as applicable)

Median price \$610,000 \*House  \*Unit  Suburb Mt Evelyn

Period - From July 2017 to September 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) 3 Davey Rd, Mt Evelyn	\$780,000	09/08/2017
2) 25A North Avenue, Mt Evelyn	\$720,000	11/07/2017
3) 1 West Hill Drive, Mt Evelyn	\$750,000	24/03/2017