

Date: 07-08-2019

## Statement of Information

# Single residential property located in Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



### Property offered for sale

Address  
Including suburb and  
postcode

|   |
|---|
| 12 Falkingham 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)

Single price 

|           |
|-----------|
| \$599,950 |
|-----------|

 & 

|  |
|--|
|  |
|--|

### Median sale price

Median price 

|           |
|-----------|
| \$673,000 |
|-----------|

 House 

|   |
|---|
| X |
|---|

 Unit 

|  |
|--|
|  |
|--|

 Suburb or locality 

|              |
|--------------|
| Mount Evelyn |
|--------------|

Period - From 

|            |
|------------|
| 01/01/2019 |
|------------|

 to 

|            |
|------------|
| 31/03/2019 |
|------------|

 Source 

|      |
|------|
| REIV |
|------|

### Comparable property sales

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 |
|--|-----------|--------------|
| 64 Quinn Crescent, Mount Evelyn Vic 3796 | \$588,500 | 07/06/2019   |
| 46 Marcus Street, Mount Evelyn Vic 3796  | \$577,000 | 09/06/2019   |
| 46 Johns Crescent, Mount Evelyn Vic 3796 | \$575,000 | 27/05/2019   |