

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

**46 Fernhill Road, Mount Evelyn**

**Indicative selling price**

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

Single price \$\* or range between \$590,000 & \$640,000

**Median sale price**

Median price \$641,500

Property type **House**

Suburb **Mount Evelyn**

Period - From **01/10/2018**

to

**30/092019**

Source **REIU**

**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) 86 Fernhill Road, Mount Evelyn	\$660,299	07/09/2019
2) 51 Forge Road, Mount Evelyn	\$602,000	30/09/2019
3) 7 George Street, Mount Evelyn	\$620,000	09/10/2019

**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: 15/01/2020 09:57