

## 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 16 Graneby Rise, 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 \$635,000

#### Median sale price

Median price \$677,500 House  Unit  Suburb Mount Evelyn

Period - From 01/07/2018 to 30/09/2018 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	7 Lara Ct MOUNT EVELYN 3796	\$650,000	17/12/2018
2	50 Birmingham Rd MOUNT EVELYN 3796	\$625,000	17/10/2018
3	23 Hordern Rd MOUNT EVELYN 3796	\$580,000	27/12/2018

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.

16 Graneby Rise, Mount Evelyn Vic 3796



**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 711 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$635,000  
**Median House Price**  
September quarter 2018: \$677,500

## Comparable Properties



**7 Lara Ct MOUNT EVELYN 3796 (REI)**

**Agent Comments**



**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 17/12/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 868 sqm approx

**50 Birmingham Rd MOUNT EVELYN 3796 (VG)**

**Agent Comments**



**Price:** \$625,000  
**Method:** Sale  
**Date:** 17/10/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 434 sqm approx



**23 Hordern Rd MOUNT EVELYN 3796 (REI)**

**Agent Comments**



**Price:** \$580,000  
**Method:** Private Sale  
**Date:** 27/12/2018  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 478 sqm approx