

## 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

44 Wilkilla 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$570,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$636,852

Property type

Other

Suburb

Mount Evelyn

Period-from

01 Oct 2018

to

30 Sep 2019

Source

Corelogic

### 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 6 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 10-12 Ormeau Road Mount Evelyn VIC 3796  | \$605,000 | 23-Apr-19 |
| 13 Dorothy Road Mount Evelyn VIC 3796    | \$597,000 | 06-Aug-19 |
| 12 Falkingham Road Mount Evelyn VIC 3796 | \$582,500 | 23-Aug-19 |

OR

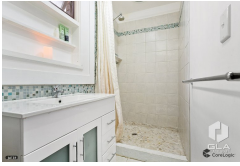
**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 22 October 2019

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## 10-12 Ormeau Road Mount Evelyn VIC 3796

Sold Price

**\$605,000**

Sold Date

**23-Apr-19**

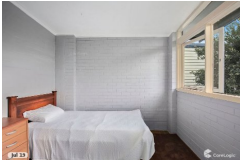
3

2

2

Distance

**1.08km**



## 13 Dorothy Road Mount Evelyn VIC 3796

Sold Price

**\$597,000**

Sold Date

**06-Aug-19**

3

1

1

Distance

**1.51km**



## 12 Falkingham Road Mount Evelyn VIC 3796

Sold Price

<sup>RS</sup>**\$582,500**

Sold Date

**23-Aug-19**

3

1

2

Distance

**1.79km**

RS = Recent sale

UN = Undisclosed Sale

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