



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**51 Irvine Street,
MOUNT EVELYN 3796**

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range \$790,000 - \$869,000

Median sale price

Median **House** for **MOUNT EVELYN** for period **Oct 2018 - Sep 2019**

Sourced from **REIV**.

\$641,500

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 the most comparable to the property for sale.

81 Old Gippsland Road,
Lilydale 3140

Price \$1,050,000 Sold 18
September 2019

30 The Ridge,
Lilydale 3140

Price \$1,024,000 Sold 17
May 2019

7 Heath Avenue,
Mount Evelyn 3796

Price \$867,000 Sold 25
September 2019

This Statement of Information was prepared on 14th Nov 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

Ray White Lilydale

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Lilydale VIC 3140

Contact agents



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