

## 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

10 THE WRIDGEWAY 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

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$830,000

Property type

House

Suburb

Mount Evelyn

Period-from

01 Dec 2023

to

30 Nov 2024

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

49 RUSSELL STREET MOUNT EVELYN VIC 3796	\$1,100,000	07-Nov-24
92 BAILEY ROAD MOUNT EVELYN VIC 3796	\$1,200,000	14-Jun-24
20 LEGGETT DRIVE MOUNT EVELYN VIC 3796	\$1,156,500	13-Nov-24

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: 09 December 2024

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**49 RUSSELL STREET MOUNT  
EVELYN VIC 3796**

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Sold Price <sup>RS</sup> **\$1,100,000** Sold Date **07-Nov-24**Distance **2.43km****92 BAILEY ROAD MOUNT EVELYN  
VIC 3796**

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Sold Price **\$1,200,000** Sold Date **14-Jun-24**Distance **2.18km****20 LEGGETT DRIVE MOUNT  
EVELYN VIC 3796**

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Sold Price <sup>RS</sup> **\$1,156,500** Sold Date **13-Nov-24**Distance **1.68km****RS** = Recent sale**UN** = Undisclosed Sale

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