

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

3 Isabel Close, Mount Evelyn Vic 3796

Indicative selling price

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

Range between \$730,000

&

\$780,000

Median sale price

Median price \$881,500

Property Type House

Suburb Mount Evelyn

Period - From 01/01/2022

to 31/12/2022

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	8 Harvey St MOUNT EVELYN 3796	\$785,000	25/11/2022
2	88 Bailey Rd MOUNT EVELYN 3796	\$770,000	08/12/2022
3	8 Grantully St MOUNT EVELYN 3796	\$721,000	23/11/2022

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:

08/02/2023 16:03



Property Type: House (Res)
Land Size: 685 sqm approx
 Agent Comments

Indicative Selling Price
 \$730,000 - \$780,000
Median House Price
 Year ending December 2022: \$881,500

Comparable Properties



8 Harvey St MOUNT EVELYN 3796 (REI/VG)

Agent Comments



Price: \$785,000
Method: Private Sale
Date: 25/11/2022
Property Type: House
Land Size: 884 sqm approx



88 Bailey Rd MOUNT EVELYN 3796 (REI/VG)

Agent Comments



Price: \$770,000
Method: Private Sale
Date: 08/12/2022
Property Type: House
Land Size: 853 sqm approx



8 Grantully St MOUNT EVELYN 3796 (REI/VG)

Agent Comments



Price: \$721,000
Method: Private Sale
Date: 23/11/2022
Property Type: House
Land Size: 1258 sqm approx

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