

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

7 MARSHALL STREET, MOUNT EVELYN, VIC 3796


Indicative selling price

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

Price Range: \$1,170,000 to \$1,220,000

Median sale price

Median price \$835,000 Property type House Suburb Mount Evelyn

Period - From 01/10/2023 to 30/09/2024 Source 

Comparable property sales

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property	Price	Date of sale
1) 92 BAILEY RD, MOUNT EVELYN, VIC 3796	\$1,200,000	14/06/2024
2) 46B RANGEVIEW RD, MOUNT EVELYN, VIC 3796	\$1,190,000	12/08/2024
3) 19-21 JUNCTION RD, MOUNT EVELYN, VIC 3796	\$1,410,000	06/05/2024

This Statement of Information was prepared on: 28/11/2024