

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 Jessica Court, Mt Evelyn VIC 3796

Indicative selling price

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

Single Price \$850,000 & \$890,000

Median sale price

Median price \$845,000 Property type House Suburb Mount Evelyn

Period - From 01/10/2022 to 30/09/2023 Source REIV

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 most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|--------------------------------------|-----------|--------------|
| 1) 21 Everton Rd, MOUNT EVELYN 3796 | \$890,000 | 11/05/2023 |
| 2) 15 Bradman Av, MOUNT EVELYN 3796 | \$860,000 | 17/08/2023 |
| 3) 362 Swansea Rd, MOUNT EVELYN 3796 | \$848,880 | 17/08/2023 |

This Statement of Information was prepared on: 31/10/2023