Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	11 Hordern Road, Mount Evelyn Vic 3796
Including suburb and	•
postcode	

Indicative selling price

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

Range between \$750,000 & \$820,000	Range between	\$750,000	&	\$820,000
-------------------------------------	---------------	-----------	---	-----------

Median sale price

Median price	\$842,000	Pro	perty Type	House		Suburb	Mount Evelyn
Period - From	01/04/2023	to	30/06/2023		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

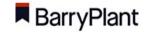
Add	dress of comparable property	Price	Date of sale
1	14 Glen View Rd MOUNT EVELYN 3796	\$842,000	27/04/2023
2	8 Seth PI MOUNT EVELYN 3796	\$825,000	24/05/2023
3	19 Falkingham Rd MOUNT EVELYN 3796	\$816,000	12/07/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	27/07/2023 12:46













Property Type: House (Previously

Occupied - Detached) Land Size: 1503 sqm approx

Agent Comments

Indicative Selling Price \$750,000 - \$820,000 **Median House Price** June quarter 2023: \$842,000

Comparable Properties



14 Glen View Rd MOUNT EVELYN 3796 (REI)





Agent Comments

Price: \$842,000 Method: Private Sale Date: 27/04/2023 Property Type: House Land Size: 663 sqm approx



8 Seth PI MOUNT EVELYN 3796 (REI)





Price: \$825,000 Method: Private Sale Date: 24/05/2023 Property Type: House Land Size: 937 sqm approx Agent Comments



19 Falkingham Rd MOUNT EVELYN 3796 (REI) Agent Comments

--3





Price: \$816,000 Method: Private Sale Date: 12/07/2023 Property Type: House Land Size: 886 sqm approx

Account - Barry Plant | P: 03 9735 3300



