

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

11 Hordern Road, Mount Evelyn Vic 3796

Indicative selling price

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

Range between

\$750,000

&

\$820,000

Median sale price

Median price

\$842,000

Property 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	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 comparable properties 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) Agent Comments



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



19 Falkingham Rd MOUNT EVELYN 3796 (REI) Agent Comments



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

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