#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered	for sale
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2 Lara Court, Mount Evelyn Vic 3796
2

#### Indicative selling price

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

Range between \$900,000	&	\$950,000
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#### Median sale price

Median price \$900,000	Property Type	House	Suburb	Mount Evelyn
Period - From 25/05/2021	to 24/05/2022	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

	areas or comparable property	1 1100	Date of Sale
1	16 Pinnacle Rise LILYDALE 3140	\$950,000	28/03/2022
2	9 Lara Ct MOUNT EVELYN 3796	\$950,000	08/12/2021
3	56 Hereford Rd MOUNT EVELYN 3796	\$920,000	21/04/2022

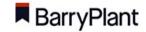
#### OR

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:	25/05/2022 12:12



Date of sale







Rooms: 6

Property Type: House

Land Size: 871.997 sqm approx

Agent Comments

**Indicative Selling Price** \$900,000 - \$950,000 **Median House Price** 25/05/2021 - 24/05/2022: \$900,000

## Comparable Properties



16 Pinnacle Rise LILYDALE 3140 (REI)





Price: \$950,000 Method: Private Sale Date: 28/03/2022 Property Type: House

Land Size: 655 sqm approx

**Agent Comments** 



9 Lara Ct MOUNT EVELYN 3796 (REI/VG)



Price: \$950,000 Method: Private Sale Date: 08/12/2021

Property Type: House (Res) Land Size: 864 sqm approx

Agent Comments



56 Hereford Rd MOUNT EVELYN 3796 (REI)

Price: \$920.000 Method: Private Sale Date: 21/04/2022 Property Type: House

Land Size: 1731 sqm approx

Agent Comments

**Account** - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



