

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

12 Lara Court, Mount Evelyn Vic 3796

Indicative selling price

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

Range between \$900,000

&

\$950,000

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	Price	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



 4  1  2

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)

Agent Comments

 4  2  2

Price: \$950,000
Method: Private Sale
Date: 28/03/2022
Property Type: House
Land Size: 655 sqm approx



9 Lara Ct MOUNT EVELYN 3796 (REI/VG)

Agent Comments

 4  2  2

Price: \$950,000
Method: Private Sale
Date: 08/12/2021
Property Type: House (Res)
Land Size: 864 sqm approx



56 Hereford Rd MOUNT EVELYN 3796 (REI)

Agent Comments

 4  2  2

Price: \$920,000
Method: Private Sale
Date: 21/04/2022
Property Type: House
Land Size: 1731 sqm approx

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