

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

105 Commercial Road, Mount Evelyn 3796

Indicative selling price

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

Range Between

\$690,000

&

\$730,000

Median sale price

Median price

\$881,500

Property type

House

Suburb

Mount Evelyn

Period - From

01/01/2022

to

31/12/2022

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) 163 Swansea Rd, Lilydale 3140	\$750,000	15/02/2023
2) 87 Commercial Rd, Mt Evelyn 3796	\$720,000	14/01/2022
3) 19a Irvine St, Mt Evelyn 3796	\$675,000	06/02/2023

This Statement of Information was prepared on: 04/04/2023