

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

32 Francis Crescent, Mount Evelyn Vic 3796

Indicative selling price

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

Single price

\$699,950

Median sale price

Median price

\$805,000

Property Type

House

Suburb

Mount Evelyn

Period - From

01/04/2024

to

30/06/2024

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	79 Johns Cr MOUNT EVELYN 3796	\$712,000	14/08/2024
2	16 Valencia Rd LILYDALE 3140	\$720,000	13/06/2024
3	7 Ryrie Ct LILYDALE 3140	\$711,500	23/04/2024

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:

29/08/2024 10:45



Property Type: House (Previously Occupied - Detached)
Land Size: 865 sqm approx
 Agent Comments

Indicative Selling Price
 \$699,950
Median House Price
 June quarter 2024: \$805,000

Comparable Properties



79 Johns Cr MOUNT EVELYN 3796 (REI)

Agent Comments



Price: \$712,000
Method: Private Sale
Date: 14/08/2024
Property Type: House
Land Size: 869 sqm approx



16 Valencia Rd LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$720,000
Method: Private Sale
Date: 13/06/2024
Property Type: House (Res)
Land Size: 1019 sqm approx



7 Ryrie Ct LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$711,500
Method: Private Sale
Date: 23/04/2024
Property Type: House
Land Size: 525 sqm approx

Account - Barry Plant | P: 03 9735 3300