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

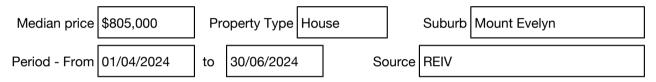
32 Francis Crescent, Mount Evelyn Vic 3796

Indicative selling price

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		price see	consumer.vic.gov.au	/ under guoting

Single price \$699,950

Median sale price



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



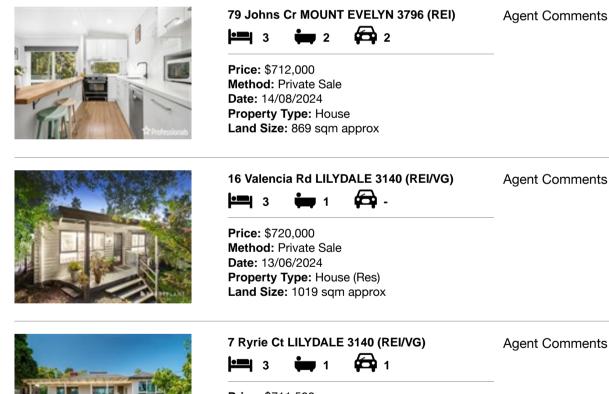






Property Type: House (Previously Occupied - Detached) Land Size: 865 sqm approx Agent Comments Indicative Selling Price \$699,950 Median House Price June quarter 2024: \$805,000

Comparable Properties





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



property data

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