

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

304 Swansea Road, Mount Evelyn Vic 3796

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$880,000

Property Type House

Suburb Mount Evelyn

Period - From 01/04/2022

to

31/03/2023

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	29 Irvine St MOUNT EVELYN 3796	\$1,314,250	07/12/2022
2	26 North Av MOUNT EVELYN 3796	\$1,224,000	02/12/2022
3	7 Olinda Rd MOUNT EVELYN 3796	\$1,195,000	13/01/2023

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:

27/04/2023 10:41



Property Type:
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
Year ending March 2023: \$880,000

Comparable Properties



29 Irvine St MOUNT EVELYN 3796 (REI)

Agent Comments



Price: \$1,314,250
Method: Private Sale
Date: 07/12/2022
Property Type: House
Land Size: 1385 sqm approx



26 North Av MOUNT EVELYN 3796 (REI/VG)

Agent Comments



Price: \$1,224,000
Method: Private Sale
Date: 02/12/2022
Property Type: House
Land Size: 2301 sqm approx



7 Olinda Rd MOUNT EVELYN 3796 (REI/VG)

Agent Comments



Price: \$1,195,000
Method: Private Sale
Date: 13/01/2023
Property Type: House
Land Size: 2019 sqm approx

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