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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,200,000		&		\$1,300,000			
Median sale p	rice							
Median price	\$880,000	Pro	operty Type	Hou	ise		Suburb	Mount Evelyn
Period - From	01/04/2022	to	31/03/2023		So	urce	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.

Ad	dress 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



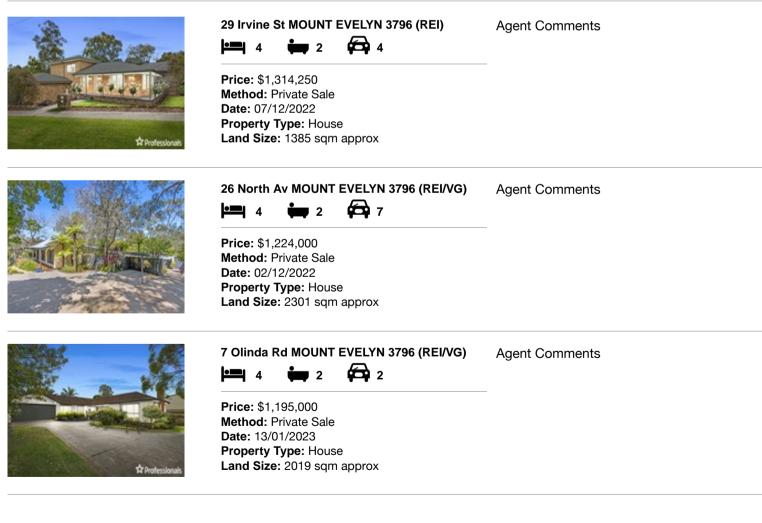






Property Type: Agent Comments Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price Year ending March 2023: \$880,000

Comparable Properties



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



propertydata

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