

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

25a North Avenue, Mount Evelyn Vic 3796

Indicative selling price

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

Single Price

\$850,000

&

\$900,000

Median sale price

Median price

\$868,500

Property type

House

Suburb

Mount Evelyn

Period - From

01/07/2023

to

30/09/2023

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) 6 Oconnor Av MOUNT EVELYN 3796	\$893,000	24/08/2023
2) 32 Bourke St MOUNT EVELYN 3796	\$875,000	31/10/2023
3) 15 Hordern Rd MOUNT EVELYN 3796	\$850,000	09/09/2023

This Statement of Information was prepared on: 31/11/2023