

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

8 Harvey Street, Mount Evelyn Vic 3796

Indicative selling price

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

Range between \$640,000

&

\$680,000

Median sale price

Median price \$825,000

Property Type House

Suburb Mount Evelyn

Period - From 01/01/2021

to 31/03/2021

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	20 Hordern Rd MOUNT EVELYN 3796	\$667,500	19/05/2021
2	1 Isabel CI MOUNT EVELYN 3796	\$670,000	10/02/2021
3	261 Swansea Rd LILYDALE 3140	\$680,000	24/12/2020

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:

22/06/2021 18:15



 3  2  2

Rooms: 4

Property Type: House (Res)

Land Size: 883 sqm approx

Agent Comments

Indicative Selling Price

\$640,000 - \$680,000

Median House Price

March quarter 2021: \$825,000

Comparable Properties



20 Hordern Rd MOUNT EVELYN 3796 (REI)

Agent Comments

 3  1  1

Price: \$667,500

Method: Private Sale

Date: 19/05/2021

Property Type: House

Land Size: 595 sqm approx



1 Isabel CI MOUNT EVELYN 3796 (VG)

Agent Comments

 3  -  -

Price: \$670,000

Method: Sale

Date: 10/02/2021

Property Type: House (Res)

Land Size: 1027 sqm approx



261 Swansea Rd LILYDALE 3140 (REI/VG)

Agent Comments

 3  1  2

Price: \$680,000

Method: Private Sale

Date: 24/12/2020

Property Type: House

Land Size: 1000 sqm approx