### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

**Price** 

# Property offered for sale

Address Including suburb and	8 Harvey Street, Mount Evelyn Vic 3796
postcode	

#### 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 \$82	25,000 Pr	operty 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

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

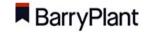
#### OR

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
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Date of sale











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)





**6** 

Price: \$667,500 Method: Private Sale Date: 19/05/2021 Property Type: House Land Size: 595 sqm approx **Agent Comments** 



1 Isabel CI MOUNT EVELYN 3796 (VG)

**=**3





**6** -

**Price:** \$670,000 **Method:** Sale **Date:** 10/02/2021

**Property Type:** House (Res) **Land Size:** 1027 sgm approx

**Agent Comments** 



261 Swansea Rd LILYDALE 3140 (REI/VG)

**—** 3





**6** 

Price: \$680,000 Method: Private Sale Date: 24/12/2020 Property Type: House

Land Size: 1000 sqm approx

**Agent Comments** 

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



