

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

6 Dawn Court, Mount Evelyn Vic 3796

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Range between

\$690,000

&

\$730,000

**Median sale price**

Median price

\$868,000

Property type

House

Suburb

Mount Evelyn

Period - From

01/01/2022

to

31/03/2022

Source

REIV

**Comparable property sales**

Address of comparable property	Price	Date of sale
1) 24 Clegg Rd, MOUNT EVELYN Vic 3796	\$762,500	02/05/2022
2) 14 Monbulk Rd, MOUNT EVELYN Vic 3796	\$688,000	11/02/2022
3)		

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: 29/06/2022 11.31