

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

87 Commercial Road, Mount Evelyn Vic 3796

Indicative selling price

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

Range between \$680,000 & \$720,000

Median sale price

Median price \$900,000 Property Type House Suburb Mount Evelyn

Period - From 01/10/2021 to 30/09/2022 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	244 Swansea Rd MOUNT EVELYN 3796	\$740,000	06/09/2022
2	8 Grantully St MOUNT EVELYN 3796	\$721,000	23/11/2022
3	284 Swansea Rd MOUNT EVELYN 3796	\$690,000	18/08/2022

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:

11/01/2023 10:33



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Rooms: 3
Property Type: House
Land Size: 1401 sqm approx
 Agent Comments

Indicative Selling Price

\$680,000 - \$720,000

Median House Price

Year ending September 2022: \$900,000

Comparable Properties



244 Swansea Rd MOUNT EVELYN 3796 (VG)

Agent Comments

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Price: \$740,000
Method: Sale
Date: 06/09/2022
Property Type: House (Res)
Land Size: 1048 sqm approx



8 Grantully St MOUNT EVELYN 3796 (REI)

Agent Comments

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Price: \$721,000
Method: Private Sale
Date: 23/11/2022
Property Type: House
Land Size: 1258 sqm approx



284 Swansea Rd MOUNT EVELYN 3796 (REI/VG)

Agent Comments

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Price: \$690,000
Method: Private Sale
Date: 18/08/2022
Property Type: House
Land Size: 1484 sqm approx