

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

20 Watkins Crescent, Mount Evelyn Vic 3796

Indicative selling price

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

Range between

\$980,000

&

\$1,020,000

Median sale price

Median price

\$835,000

Property Type

House

Suburb

Mount Evelyn

Period - From

01/07/2023

to

30/06/2024

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.

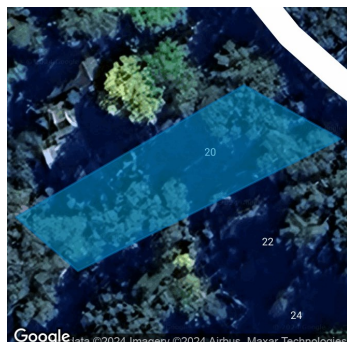
	Address of comparable property	Price	Date of sale
1	22 Hordern Rd MOUNT EVELYN 3796	\$1,025,000	28/06/2024
2	22 Warrawee Rd MOUNT EVELYN 3796	\$1,010,000	07/06/2024
3	4 Liquidambar La MOUNT EVELYN 3796	\$1,020,000	26/03/2024

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:

15/08/2024 10:32



 4  2  0

Property Type: House
Land Size: 1213 sqm approx
Agent Comments

Indicative Selling Price
 \$980,000 - \$1,020,000
Median House Price
 Year ending June 2024: \$835,000

Comparable Properties



22 Hordern Rd MOUNT EVELYN 3796 (REI)

Agent Comments

 5  2  4

Price: \$1,025,000
Method: Private Sale
Date: 28/06/2024
Property Type: House
Land Size: 1749 sqm approx



22 Warrawee Rd MOUNT EVELYN 3796 (REI)

Agent Comments

 5  2  3

Price: \$1,010,000
Method: Private Sale
Date: 07/06/2024
Property Type: House
Land Size: 2470 sqm approx



4 Liquidambar La MOUNT EVELYN 3796 (REI/VG)

Agent Comments

 4  2  4

Price: \$1,020,000
Method: Private Sale
Date: 26/03/2024
Property Type: House
Land Size: 958 sqm approx