

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

70 COMMERCIAL ROAD, MOUNT EVELYN VIC 3796


Indicative selling price

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

Price Range: \$700,000 to \$750,000

Median sale price

Median price \$832,500 Property type *House* Suburb Mount Evelyn

Period - From 01/01/2024 to 31/12/2024 Source 

Comparable property sales

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) 52 MARCUS ST, MOUNT EVELYN, VIC 3796 | \$724,500 | 19/12/2024 |
| 2) 302 SWANSEA RD, MOUNT EVELYN, VIC 3796 | \$731,000 | 10/09/2024 |
| 3) 38 MARCUS ST, MOUNT EVELYN, VIC 3796 | \$757,000 | 14/12/2024 |

This Statement of Information was prepared on: 29/01/2025