

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

Indicative selling price

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

Price Range &

Median sale price

Median price Property type Suburb

Period - From to Source

Comparable property sales

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) 3 Gear Ave, MOUNT EVELYN Vic 3796	\$1,060,000	12/04/2022
2) 121 Bailey Rd, MOUNT EVELYN Vic 3796	\$1,110,000	13/04/2022
3) 27 Bailey Rd, MOUNT EVELYN Vic 3796	\$1,117,500	17/05/2022

This Statement of Information was prepared on: