

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 Aqueduct Avenue, Mount Evelyn

Indicative selling price

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

Single price **\$1,100,000**

or range between \$*

&

\$

Median sale price

Median price **\$825,000**

Property type **House**

Suburb **Mount Evelyn**

Period - From **01/01/2021**

to

31/12/2021

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) 20 Marshall Street, Mount Evelyn	\$1,100,000	16/02/2022
2) 42a Fernhill Road, Mount Evelyn	\$1,020,000	20/01/2022
3) 43 Monbulk Road, Mount Evelyn	\$1,000,000	08/12/2021

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: **08/03/22**