

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

260 Swansea Road, Mount Evelyn Vic 3796

Indicative selling price

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

Single price

\$929,950

Median sale price

Median price

\$900,000

Property Type

House

Suburb

Mount Evelyn

Period - From

01/10/2021

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	11 Heath Av MOUNT EVELYN 3796	\$950,000	19/03/2022
2	89 Birmingham Rd MOUNT EVELYN 3796	\$900,000	23/12/2021
3	121 Commercial Rd MOUNT EVELYN 3796	\$881,000	28/02/2022

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:

05/04/2022 09:50



 4  2  2

Property Type: House
Land Size: 1464 sqm approx
Agent Comments

Indicative Selling Price
\$929,950

Median House Price
December quarter 2021: \$900,000

Comparable Properties



11 Heath Av MOUNT EVELYN 3796 (REI)

Agent Comments

 4  2  -

Price: \$950,000
Method: Auction Sale
Date: 19/03/2022
Property Type: House (Res)
Land Size: 938 sqm approx



89 Birmingham Rd MOUNT EVELYN 3796 (REI) **Agent Comments**

 4  3  -

Price: \$900,000
Method: Private Sale
Date: 23/12/2021
Property Type: House
Land Size: 1844 sqm approx



121 Commercial Rd MOUNT EVELYN 3796 (REI/VG)

Agent Comments

 3  2  3

Price: \$881,000
Method: Private Sale
Date: 28/02/2022
Property Type: House
Land Size: 1321 sqm approx

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