

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

90 Johns Crescent, Mount Evelyn Vic 3796

Indicative selling price

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

Range between \$880,000 & \$920,000

Median sale price

Median price \$815,000 Property Type House Suburb Mount Evelyn

Period - From 01/07/2021 to 30/09/2021 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	214 Swansea Rd MOUNT EVELYN 3796	\$890,000	18/05/2021
2	88 Johns Cr MOUNT EVELYN 3796	\$853,314	24/06/2021
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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:

03/11/2021 12:43



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Rooms: 6
Property Type: House
Land Size: 1102 sqm approx
Agent Comments

Indicative Selling Price
\$880,000 - \$920,000
Median House Price
September quarter 2021: \$815,000

Comparable Properties

214 Swansea Rd MOUNT EVELYN 3796 (VG)

Agent Comments

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Price: \$890,000
Method: Sale
Date: 18/05/2021
Property Type: House (Res)
Land Size: 1845 sqm approx



88 Johns Cr MOUNT EVELYN 3796 (REI/VG)

Agent Comments

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Price: \$853,314
Method: Private Sale
Date: 24/06/2021
Property Type: House
Land Size: 845 sqm approx

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.

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122