

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

62 Falkingham Road, Mount Evelyn Vic 3796

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$842,000

Property Type

House

Suburb

Mount Evelyn

Period - From

22/02/2023

to

21/02/2024

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	5 Davey Rd MOUNT EVELYN 3796	\$1,257,000	02/11/2023
2	42 Warrawee Rd MOUNT EVELYN 3796	\$1,130,000	19/10/2023
3	55-57 Commercial Rd MOUNT EVELYN 3796	\$1,080,000	28/11/2023

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:

22/02/2024 09:42

62 Falkingham Road, Mount Evelyn Vic 3796

BARRYPLANT

Carl Payne

0397353300

0413589800

cpayne@barryplant.com.au

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

22/02/2023 - 21/02/2024: \$842,000



 4  2  6

Property Type: House

Land Size: 3314 sqm approx

Agent Comments

Comparable Properties



5 Davey Rd MOUNT EVELYN 3796 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,257,000

Method: Private Sale

Date: 02/11/2023

Property Type: House

Land Size: 2200 sqm approx



42 Warrawee Rd MOUNT EVELYN 3796 (REI/VG)

Agent Comments

 5  2  4

Price: \$1,130,000

Method: Private Sale

Date: 19/10/2023

Property Type: House

Land Size: 3990 sqm approx



55-57 Commercial Rd MOUNT EVELYN 3796 (REI)

Agent Comments

 4  2  2

Price: \$1,080,000

Method: Private Sale

Date: 28/11/2023

Rooms: 13

Property Type: House (Res)

Land Size: 1788 sqm approx

Account - Barry Plant | P: 03 9735 3300



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