

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

228 Swansea Road, Mount Evelyn Vic 3796

Indicative selling price

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

Single price

\$799,950

Median sale price

Median price

\$868,000

Property Type

House

Suburb

Mount Evelyn

Period - From

01/01/2022

to

31/03/2022

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	8 Harrison Rd MONTROSE 3765	\$818,000	17/02/2022
2	159 Swansea Rd LILYDALE 3140	\$810,000	19/03/2022
3	149 York Rd MONTROSE 3765	\$805,000	18/01/2022

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:

09/05/2022 11:20



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Property Type: House
Land Size: 1544 sqm approx
Agent Comments

Indicative Selling Price
\$799,950
Median House Price
March quarter 2022: \$868,000

Comparable Properties

8 Harrison Rd MONTROSE 3765 (VG)

Agent Comments

 3  -  -

Price: \$818,000
Method: Sale
Date: 17/02/2022
Property Type: House (Res)
Land Size: 864 sqm approx



159 Swansea Rd LILYDALE 3140 (REI)

Agent Comments

 3  2  2

Price: \$810,000
Method: Private Sale
Date: 19/03/2022
Property Type: House
Land Size: 834 sqm approx



149 York Rd MONTROSE 3765 (REI)

Agent Comments

 3  2  1

Price: \$805,000
Method: Private Sale
Date: 18/01/2022
Property Type: House
Land Size: 864 sqm approx

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