

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

24 Heath Avenue, Mount Evelyn Vic 3796

Indicative selling price

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

Range between \$850,000 & \$890,000

Median sale price

Median price \$740,357 Property Type House Suburb Mount Evelyn

Period - From 01/10/2020 to 31/12/2020 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	14 Rangeview Rd MOUNT EVELYN 3796	\$885,000	05/08/2020
2	87 Birmingham Rd MOUNT EVELYN 3796	\$870,000	13/01/2021
3	11 Graneby Rise MOUNT EVELYN 3796	\$858,000	30/11/2020

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:

27/01/2021 13:35



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Property Type: House
Land Size: 1108 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$890,000
Median House Price
December quarter 2020: \$740,357

Comparable Properties



14 Rangeview Rd MOUNT EVELYN 3796 (REI/VG)

Agent Comments

 4  2  4

Price: \$885,000
Method: Private Sale
Date: 05/08/2020
Property Type: House
Land Size: 1103 sqm approx



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

 3  2  2

Price: \$870,000
Method: Private Sale
Date: 13/01/2021
Property Type: House
Land Size: 1855 sqm approx



11 Graneby Rise MOUNT EVELYN 3796 (REI) **Agent Comments**

 4  2  2

Price: \$858,000
Method: Private Sale
Date: 30/11/2020
Property Type: House
Land Size: 653 sqm approx