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	23 Clegg Road, Mount Evelyn Vic 3796
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,300,000	&	\$1,400,000
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Median sale price

Median price	\$900,000	Pro	perty 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.

P	Address of comparable property	Price	Date of sale
1	31-33 Lily Av MOUNT EVELYN 3796	\$1,385,000	12/03/2022

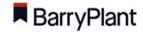
2	14 Priestley Cr MOUNT EVELYN 3796	\$1,370,000	02/11/2021
3	62 Birmingham Rd MOUNT EVELYN 3796	\$1,300,500	23/11/2021

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:	23/03/2022 14:37









Rooms: 8

Property Type: House Land Size: 1994 sqm approx

Agent Comments

Indicative Selling Price \$1,300,000 - \$1,400,000 **Median House Price**

December quarter 2021: \$900,000

Comparable Properties



31-33 Lily Av MOUNT EVELYN 3796 (REI)





Price: \$1,385,000 Method: Private Sale Date: 12/03/2022 Property Type: House Land Size: 4057 sqm approx **Agent Comments**

14 Priestley Cr MOUNT EVELYN 3796 (VG)

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Price: \$1,370,000 Method: Sale

Date: 02/11/2021

Property Type: House (Res) Land Size: 3147 sqm approx Agent Comments

62 Birmingham Rd MOUNT EVELYN 3796

(REI/VG)

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Price: \$1,300,500 Method: Private Sale Date: 23/11/2021

Property Type: House (Res) Land Size: 1880 sqm approx Agent Comments

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



