

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

23 Clegg Road, Mount Evelyn Vic 3796

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$900,000

Property 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.

	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



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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)

Agent Comments

 4  2  2

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

14 Priestley Cr MOUNT EVELYN 3796 (VG)

Agent Comments

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Price: \$1,370,000
Method: Sale
Date: 02/11/2021
Property Type: House (Res)
Land Size: 3147 sqm approx

62 Birmingham Rd MOUNT EVELYN 3796 (REI/VG)

Agent Comments

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Price: \$1,300,500
Method: Private Sale
Date: 23/11/2021
Property Type: House (Res)
Land Size: 1880 sqm approx

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