

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

12 Elsie Grove, Mount Evelyn Vic 3796

Indicative selling price

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

Range between

\$790,000

&

\$840,000

Median sale price

Median price

\$880,000

Property Type

House

Suburb

Mount Evelyn

Period - From

01/04/2022

to

31/03/2023

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 Mitchell Rd LILYDALE 3140	\$835,000	27/04/2023
2	122 Quinn Cr MOUNT EVELYN 3796	\$795,000	22/02/2023
3	18 Elsie Gr MOUNT EVELYN 3796	\$780,000	13/01/2023

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:

15/06/2023 10:39

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Indicative Selling Price

\$790,000 - \$840,000

Median House Price

Year ending March 2023: \$880,000



 3  1  1

Rooms: 4

Property Type: House

Land Size: 922 sqm approx

Agent Comments

Comparable Properties



14 Mitchell Rd LILYDALE 3140 (REI)

Agent Comments

 3  1  4

Price: \$835,000

Method: Private Sale

Date: 27/04/2023

Property Type: House

Land Size: 1535 sqm approx



122 Quinn Cr MOUNT EVELYN 3796 (REI/VG)

Agent Comments

 4  -  -

this was a 3 bed not 4. Did have two bathrooms and very steep block

Price: \$795,000

Method: Private Sale

Date: 22/02/2023

Property Type: House (Res)

Land Size: 1290 sqm approx



18 Elsie Gr MOUNT EVELYN 3796 (REI/VG)

Agent Comments

 3  2  2

Price: \$780,000

Method: Private Sale

Date: 13/01/2023

Property Type: House

Land Size: 1079 sqm approx

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