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	31 Bailey 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 \$840,000	&	\$880,000
-------------------------	---	-----------

Median sale price

Median price	\$845,000	Pro	perty Type	House		Suburb	Mount Evelyn
Period - From	01/02/2023	to	31/01/2024		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

Add	dress of comparable property	Price	Date of sale
1	25a North Av MOUNT EVELYN 3796	\$870,000	13/12/2023
2	15 Bradman Av MOUNT EVELYN 3796	\$860,000	17/08/2023
3	86 Johns Cr MOUNT EVELYN 3796	\$815,000	16/10/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	01/02/2024 09:22









Property Type:

Land Size: 1079 sqm approx

Agent Comments

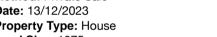
Indicative Selling Price \$840,000 - \$880,000 **Median House Price** 01/02/2023 - 31/01/2024: \$845,000

Comparable Properties



25a North Av MOUNT EVELYN 3796 (REI/VG)

Price: \$870,000 Method: Private Sale Date: 13/12/2023 Property Type: House Land Size: 1075 sqm approx





15 Bradman Av MOUNT EVELYN 3796 (REI/VG) Agent Comments

Price: \$860,000 Method: Private Sale Date: 17/08/2023 Property Type: House Land Size: 1084 sqm approx



86 Johns Cr MOUNT EVELYN 3796 (REI)

Price: \$815.000 Method: Private Sale Date: 16/10/2023 Property Type: House Land Size: 912 sqm approx Agent Comments

Agent Comments

Account - Barry Plant | P: 03 9735 3300



