

# 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

31 Bailey Road, Mount Evelyn Vic 3796

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$840,000

&

\$880,000

### Median sale price

Median price

\$845,000

Property 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	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 comparable properties 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)** **Agent Comments**



**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)** **Agent Comments**



**Price:** \$815,000  
**Method:** Private Sale  
**Date:** 16/10/2023  
**Property Type:** House  
**Land Size:** 912 sqm approx