

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

1 CAMERON ROAD MOUNT EVELYN VIC 3796

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$803,750

Property type

House

Suburb

Mount Evelyn

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

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 6 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

10 SHARLAND CLOSE MOUNT EVELYN VIC 3796	\$817,990	07-Feb-22
29A RANGEVIEW ROAD MOUNT EVELYN VIC 3796	\$795,000	05-Nov-21
21 BRISTOL CRESCENT LILYDALE VIC 3140	\$755,000	04-Dec-21

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 6 months.~~

This Statement of Information was prepared on: 08 March 2022



10 SHARLAND CLOSE MOUNT
EVELYN VIC 3796

3

2

1

Sold Price

RS

\$817,990

Sold Date 07-Feb-22

Distance -



29A RANGEVIEW ROAD MOUNT
EVELYN VIC 3796

3

1

1

Sold Price

RS

\$795,000

Sold Date 05-Nov-21

Distance -



21 BRISTOL CRESCENT LILYDALE
VIC 3140

3

1

1

Sold Price

RS

\$755,000

Sold Date 04-Dec-21

Distance -

RS = Recent sale

UN = Undisclosed Sale

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