

## 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 OLINDA ROAD MOUNT EVELYN VIC 3796

### Indicative selling price

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

Single Price

or range  
between

\$900,000

&

\$980,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$833,100

Property type

House

Suburb

Mount Evelyn

Period-from

01 Oct 2023

to

30 Sep 2024

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

|   |           |           |
|---|-----------|-----------|
| 92 JOHNS CRESCENT MOUNT EVELYN VIC 3796 | \$940,000 | 15-May-24 |
| 1 JOHNS CRESCENT MOUNT EVELYN VIC 3796  | \$955,000 | 05-Sep-24 |
| 167 YORK ROAD MONTROSE VIC 3765         | \$950,000 | 13-Aug-24 |

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: 10 October 2024

**92 JOHNS CRESCENT MOUNT  
EVELYN VIC 3796**

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Sold Price **\$940,000** Sold Date **15-May-24**Distance **0.46km****1 JOHNS CRESCENT MOUNT  
EVELYN VIC 3796**

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Sold Price <sup>RS</sup> **\$955,000** Sold Date **05-Sep-24**Distance **0.91km****167 YORK ROAD MONTROSE VIC  
3765**

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Sold Price **\$950,000** Sold Date **13-Aug-24**Distance **1.02km****79 MOORE AVENUE MONTROSE  
VIC 3765**

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Sold Price <sup>RS</sup> **\$941,000** Sold Date **04-Oct-24**Distance **1.33km**

RS = Recent sale      UN = Undisclosed Sale

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