



## STATEMENT OF INFORMATION

5 ROLAND AVENUE, MOUNT EVELYN  
PREPARED BY BELL REAL ESTATE MONTROSE, 896 MT DANDENONG ROAD, MONTROSE

## 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

5 ROLAND AVENUE 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

\$730,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Mount Evelyn

Period-from

01 Jul 2021

to

30 Jun 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

73 BAILEY ROAD MOUNT EVELYN VIC 3796	\$735,000	21-Jan-22
18 MITARM CLOSE MOUNT EVELYN VIC 3796	\$730,000	04-Mar-22
9 FALKINGHAM ROAD MOUNT EVELYN VIC 3796	\$770,000	30-Mar-22

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: 05 July 2022



**73 BAILEY ROAD MOUNT EVELYN VIC 3796**
 Sold Price **\$735,000** Sold Date **21-Jan-22**

3
 1
 2

Distance **0.33km**



**18 MITARM CLOSE MOUNT EVELYN VIC 3796**
 Sold Price **\$730,000** Sold Date **04-Mar-22**

3
 1
 1

Distance **0.62km**



**9 FALKINGHAM ROAD MOUNT EVELYN VIC 3796**
 Sold Price **\$770,000** Sold Date **30-Mar-22**

3
 1
 4

Distance **1.62km**

RS = Recent sale      UN = Undisclosed Sale

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