

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

21 North Avenue, Mount Evelyn Vic 3796

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$800,000

&

\$850,000

Median sale price

Median price

\$900,000

Property Type

House

Suburb

Mount Evelyn

Period - From

01/10/2021

to

31/12/2021

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	79 Johns Cr MOUNT EVELYN 3796	\$841,695	18/11/2021
2	10 Sharland CI MOUNT EVELYN 3796	\$817,990	20/01/2022
3	149 York Rd MONTROSE 3765	\$805,000	18/01/2022

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:

17/03/2022 09:13



 3  1  3

Rooms: 4
Property Type: House
Land Size: 1470 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$850,000
Median House Price
December quarter 2021: \$900,000

Comparable Properties



79 Johns Cr MOUNT EVELYN 3796 (REI/VG)

Agent Comments

 3  2  2

Price: \$841,695
Method: Private Sale
Date: 18/11/2021
Property Type: House
Land Size: 869 sqm approx



10 Sharland CI MOUNT EVELYN 3796 (REI)

Agent Comments

 3  2  1

Price: \$817,990
Method: Private Sale
Date: 20/01/2022
Property Type: House
Land Size: 956 sqm approx



149 York Rd MONTROSE 3765 (REI)

Agent Comments

 3  2  1

Price: \$805,000
Method: Private Sale
Date: 18/01/2022
Property Type: House
Land Size: 864 sqm approx