

# 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

88-90 Birmingham 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)

Range between \$950,000 & \$1,000,000

### Median sale price

Median price \$767,100 Property Type House Suburb Mount Evelyn

Period - From 01/07/2020 to 30/06/2021 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	21 Stringybark Blvd MOUNT EVELYN 3796	\$980,000	22/07/2021
2	26 Sharland CI MOUNT EVELYN 3796	\$940,123	17/08/2021
3	60 Charles Rd LILYDALE 3140	\$925,000	16/04/2021

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:

27/09/2021 13:34



**Property Type:** House (Res)  
**Land Size:** 2230 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$950,000 - \$1,000,000  
**Median House Price**  
 Year ending June 2021: \$767,100

## Comparable Properties



**21 Stringybark Blvd MOUNT EVELYN 3796 (REI/VG)**

Agent Comments



**Price:** \$980,000  
**Method:** Private Sale  
**Date:** 22/07/2021  
**Property Type:** House  
**Land Size:** 1070 sqm approx



**26 Sharland CI MOUNT EVELYN 3796 (REI)**

Agent Comments



**Price:** \$940,123  
**Method:** Private Sale  
**Date:** 17/08/2021  
**Property Type:** House  
**Land Size:** 1124 sqm approx



**60 Charles Rd LILYDALE 3140 (REI/VG)**

Agent Comments



**Price:** \$925,000  
**Method:** Private Sale  
**Date:** 16/04/2021  
**Property Type:** House  
**Land Size:** 6036 sqm approx

**Account - Barry Plant** | P: 03 9735 3300 | F: 03 9735 3122