

# 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 42 Quinn Crescent, 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 \$820,000 & \$870,000

### Median sale price

Median price \$895,000 Property Type House Suburb Mount Evelyn

Period - From 01/10/2024 to 31/12/2024 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	150 Quinn Cr MOUNT EVELYN 3796	\$835,000	06/01/2025
2	106 Commercial Rd MOUNT EVELYN 3796	\$830,000	09/12/2024
3	1 Adams La MOUNT EVELYN 3796	\$852,000	05/09/2024

**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: 26/02/2025 14:37



3   
 2   
 1

**Rooms:** 6  
**Property Type:** House  
**Land Size:** 1060 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$820,000 - \$870,000  
**Median House Price**  
 December quarter 2024: \$895,000

## Comparable Properties



150 Quinn Cr MOUNT EVELYN 3796 (REI)

Agent Comments

3   
 2   
 2

**Price:** \$835,000  
**Method:** Private Sale  
**Date:** 06/01/2025  
**Property Type:** House  
**Land Size:** 1191 sqm approx



106 Commercial Rd MOUNT EVELYN 3796 (REI/VG)

Agent Comments

3   
 2   
 1

**Price:** \$830,000  
**Method:** Private Sale  
**Date:** 09/12/2024  
**Property Type:** House  
**Land Size:** 1164 sqm approx



1 Adams La MOUNT EVELYN 3796 (REI/VG)

Agent Comments

3   
 2   
 3

**Price:** \$852,000  
**Method:** Private Sale  
**Date:** 05/09/2024  
**Property Type:** House  
**Land Size:** 802 sqm approx

Account - Barry Plant | P: 03 9735 3300