



## STATEMENT OF INFORMATION

19 MICHAEL LANE, 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

19 MICHAEL LANE 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

\$750,000

&

\$800,000

### 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

20 STATION STREET MOUNT EVELYN VIC 3796	\$770,000	08-Mar-22
4 ARTISAN CLOSE MOUNT EVELYN VIC 3796	\$753,800	07-Feb-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



**20 STATION STREET MOUNT  
EVELYN VIC 3796**

3
 2
 1

Sold Price **\$770,000** Sold Date **08-Mar-22**

Distance **1.81km**



**4 ARTISAN CLOSE MOUNT  
EVELYN VIC 3796**

3
 2
 -

Sold Price **\$753,800** Sold Date **07-Feb-22**

Distance **1.53km**

RS = Recent sale      UN = Undisclosed Sale

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