

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

11 Fernhill Road, Mt Evelyn 3796

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range Between

\$1,050,000

&

\$1,150,000

Median sale price

Median price

\$843,500

Property type

House

Suburb

Mount Evelyn

Period - From

01/01/2023

to

31/12/2023

Source

REIV

Comparable property sales

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: **30/01/2023**