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

18 Hordern Road, Mount Evelyn Vic 3796

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$595,000		&		\$645,000					
Median sale pr	· · · · · · · · · · · · · · · · · · ·									
Median price	\$825,000	Pro	operty Type	Hou	ISE		Suburb	Mount Evelyn		
Period - From	01/01/2021	to	31/03/2021		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	1 Commercial Rd MOUNT EVELYN 3796	\$640,000	07/01/2021
2			
3			

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:

06/05/2021 15:13



18 Hordern Road, Mount Evelyn Vic 3796

BarryPlant





Rooms: 8 Property Type: House Land Size: 743 sqm approx Agent Comments Sarah Savio 9725 98555 0434 639 996 ssavio@barryplant.com.au

Indicative Selling Price \$595,000 - \$645,000 Median House Price March quarter 2021: \$825,000

Comparable Properties



1 Commercial Rd MOUNT EVELYN 3796 (REI/VG)



Price: \$640,000 Method: Private Sale Date: 07/01/2021 Property Type: House Land Size: 772 sqm approx Agent Comments

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.

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.