Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	2 Hazel Street, Mount Evelyn Vic 3796
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$800,000	&	\$880,000
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Median sale price

Median price \$900,000	Prop	perty Type H	louse		Suburb	Mount Evelyn
Period - From 01/10/2021	to 3	30/09/2022	s	ource	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

Address of comparable property		Price	Date of sale
1	51 Littlejohn Av MOUNT EVELYN 3796	\$875,000	16/08/2022
2	14 Leggett Dr MOUNT EVELYN 3796	\$870,000	23/06/2022
3	3 Rangeview Rd MOUNT EVELYN 3796	\$850,000	12/10/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	17/11/2022 09:56
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Property Type: House (Previously Occupied - Detached) Land Size: 2117 sqm approx

Agent Comments

Indicative Selling Price \$800,000 - \$880,000 **Median House Price**

Year ending September 2022: \$900,000

Comparable Properties



51 Littlejohn Av MOUNT EVELYN 3796

(REI/VG)

Price: \$875,000 Method: Private Sale Date: 16/08/2022 Property Type: House Land Size: 963 sqm approx **Agent Comments**

14 Leggett Dr MOUNT EVELYN 3796 (VG)

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Price: \$870,000 Method: Sale Date: 23/06/2022

Property Type: House (Res) Land Size: 888 sqm approx **Agent Comments**



3 Rangeview Rd MOUNT EVELYN 3796 (REI)

Price: \$850,000 Method: Private Sale Date: 12/10/2022 Property Type: House Land Size: 864 sqm approx Agent Comments

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





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