

# 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

2 Hazel Street, 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 \$800,000 & \$880,000

### Median sale price

Median price \$900,000 Property Type House Suburb Mount Evelyn

Period - From 01/10/2021 to 30/09/2022 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	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 comparable properties 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



**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)**

**Agent Comments**



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

**14 Leggett Dr MOUNT EVELYN 3796 (VG)**

**Agent Comments**



**Price:** \$870,000  
**Method:** Sale  
**Date:** 23/06/2022  
**Property Type:** House (Res)  
**Land Size:** 888 sqm approx



**3 Rangeview Rd MOUNT EVELYN 3796 (REI)**

**Agent Comments**



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

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