

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

362 Swansea Rd, Mt Evelyn 3796

Indicative selling price

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

Single Price

\$790,000

&

\$830,000

Median sale price

Median price

\$842,000

Property type

House

Suburb

Mount Evelyn

Period - From

01/04/2023

to

30/06/2023

Source

REIV

Comparable property sales

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) 1 Parkside Close, LILYDALE 3140	\$842,800	04/07/2023
2) 30 David Road, LILYDALE 3140	\$805,000	29/07/2023
3) 2 The Midway, LILYDALE 3140	\$800,000	03/07/2023

This Statement of Information was prepared on: 08/08/2023