### 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              | 3/10 Snowball Avenue, 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 \$750,000 | & | \$800,000 |
|-------------------------|---|-----------|
|-------------------------|---|-----------|

#### Median sale price

| Median price  | \$843,500  | Pro | perty Type H | louse |        | Suburb | Mount Evelyn |
|---------------|------------|-----|--------------|-------|--------|--------|--------------|
| Period - From | 01/01/2023 | to  | 31/12/2023   |       | 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

| Address of comparable property |                                    | Price     | Date of sale |
|--------------------------------|------------------------------------|-----------|--------------|
| 1                              | 146 Quinn Cr MOUNT EVELYN 3796     | \$800,000 | 26/09/2023   |
| 2                              | 70 Birmingham Rd MOUNT EVELYN 3796 | \$750,000 | 06/02/2024   |
| 3                              | 3/38 Hereford Rd MOUNT EVELYN 3796 | \$750,000 | 11/12/2023   |

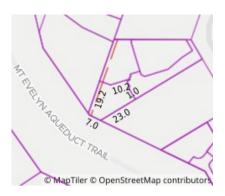
#### OR

**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: | 07/03/2024 11:46 |
|--|------------------|











Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$750,000 - \$800,000 Median House Price Year ending December 2023: \$843,500

# Comparable Properties



146 Quinn Cr MOUNT EVELYN 3796 (REI)

3





Price: \$800,000 Method: Private Sale

Date: 26/09/2023

Property Type: House (Res)

**Agent Comments** 



70 Birmingham Rd MOUNT EVELYN 3796 (REI) Agent Comments







Price: \$750,000 Method: Private Sale Date: 06/02/2024 Property Type: House Land Size: 441 sqm approx



3/38 Hereford Rd MOUNT EVELYN 3796 (REI)

EI) Agent Comments

•=4

ij



**63** 2

Price: \$750,000 Method: Private Sale Date: 11/12/2023 Property Type: Unit

Land Size: 347 sqm approx

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



