

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 3/10 Snowball Avenue, Mount Evelyn Vic 3796

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 Property Type House 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	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 comparable properties 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)

Agent Comments



Price: \$800,000

Method: Private Sale

Date: 26/09/2023

Property Type: House (Res)



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)

Agent Comments



Price: \$750,000

Method: Private Sale

Date: 11/12/2023

Property Type: Unit

Land Size: 347 sqm approx