Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Address | 13 Bamfield Road, Mount Evelyn Vic 3796 |
|----------------------|---|
| Including suburb and | |
| postcode | |

Indicative selling price

Property offered for sale

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

| Range between | \$1,500,000 | & | \$1,600,000 |
|---------------|-------------|---|-------------|
| _ | | | |

Median sale price

| Median price | \$815,000 | Pro | perty Type | House | | Suburb | Mount Evelyn |
|---------------|------------|-----|------------|-------|--------|--------|--------------|
| Period - From | 01/07/2021 | to | 30/09/2021 | | 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

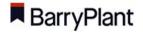
| Address of comparable property | | Price | Date of sale |
|--------------------------------|------------------------------------|-------------|--------------|
| 1 | 28 The Wridgeway MOUNT EVELYN 3796 | \$1,565,000 | 30/06/2021 |
| 2 | | | |
| 3 | | | |

OR

В* 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: | 26/10/2021 13:51 |
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Property Type: Land **Land Size:** 10076 sqm approx

Agent Comments

Indicative Selling Price \$1,500,000 - \$1,600,000 Median House Price September quarter 2021: \$815,000

Comparable Properties



28 The Wridgeway MOUNT EVELYN 3796 (REI/VG)

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Price: \$1,565,000 Method: Private Sale Date: 30/06/2021 Property Type: House Land Size: 5000 sqm approx **Agent Comments**

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.

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



