

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 Antonio Close, Mount Evelyn Vic 3796

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$849,440 Property Type House Suburb Mount Evelyn

Period - From 10/04/2023 to 09/04/2024 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	77 Eucalypt Dr LILYDALE 3140	\$1,010,000	23/01/2024
2	98 Lakeview Dr LILYDALE 3140	\$955,000	05/12/2023
3	7a Fernhill Rd MOUNT EVELYN 3796	\$935,000	05/12/2023

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: 10/04/2024 10:49



Property Type: Land

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

10/04/2023 - 09/04/2024: \$849,440

Comparable Properties



77 Eucalypt Dr LILYDALE 3140 (REI)

Agent Comments



Price: \$1,010,000

Method: Private Sale

Date: 23/01/2024

Property Type: House

Land Size: 1408 sqm approx



98 Lakeview Dr LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$955,000

Method: Private Sale

Date: 05/12/2023

Property Type: House

Land Size: 865 sqm approx



7a Fernhill Rd MOUNT EVELYN 3796 (REI/VG)

Agent Comments



Price: \$935,000

Method: Private Sale

Date: 05/12/2023

Property Type: House

Land Size: 688 sqm approx

Account - Barry Plant | P: 03 9735 3300