

# 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 18 Stubbs Avenue, Mount Evelyn Vic 3796

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000 & \$770,000

### Median sale price

Median price \$830,000 Property type House Suburb Mount Evelyn  
Period - From 01/10/2023 to 31/12/2023 Source REIV

### Comparable property sales

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
33 Bailey Road, Mount Evelyn Vic 3796	\$770,000	20/02/2024
12 Heath Avenue, Mount Evelyn Vic 3796	\$750,000	14/12/2023
46 Irvine Street, Mount Evelyn Vic 3796	\$720,000	20/10/2023

This Statement of Information was prepared on: 09/04/2024