

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

3/9 Francis Crescent, Mount Evelyn Vic 3796

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$740,357

Property Type House

Suburb Mount Evelyn

Period - From 01/10/2020

to

31/12/2020

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	16a Charles Rd LILYDALE 3140	\$1,380,000	23/08/2020
2	148 Old Gippsland Rd MOUNT EVELYN 3796	\$1,375,000	15/01/2021
3	58 Old Gippsland Rd LILYDALE 3140	\$1,340,000	19/11/2020

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:

10/02/2021 13:51



 4  2  4

Property Type: House
Land Size: 5606 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
December quarter 2020: \$740,357

Comparable Properties



16a Charles Rd LILYDALE 3140 (REI/VG)

Agent Comments

 5  2  -

Price: \$1,380,000
Method: Private Sale
Date: 23/08/2020
Property Type: House
Land Size: 4300 sqm approx



148 Old Gippsland Rd MOUNT EVELYN 3796 (REI)

Agent Comments

 4  2  5

Price: \$1,375,000
Method: Private Sale
Date: 15/01/2021
Property Type: House
Land Size: 8743 sqm approx



58 Old Gippsland Rd LILYDALE 3140 (REI)

Agent Comments

 5  3  2

Price: \$1,340,000
Method: Private Sale
Date: 19/11/2020
Property Type: House
Land Size: 1981 sqm approx