Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

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
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Median sale price

Median price	\$740,357	Pro	perty 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

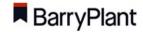
Add	dress of comparable property	Price	Date of sale
1	16a Charles Rd LILYDALE 3140	\$1,380,000	23/08/2020
2	148 Old Gippsland Rd MOUNT EVELYN 3796	\$1,375,000	15/01/2021
3	58 Old Gippsland Rd LILYDALE 3140	\$1,340,000	19/11/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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









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)



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



148 Old Gippsland Rd MOUNT EVELYN 3796

(REI)





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



58 Old Gippsland Rd LILYDALE 3140 (REI)





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

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



