

# 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

31 Rangeview Road, 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 \$1,050,000

&

\$1,100,000

### Median sale price

Median price \$868,000

Property Type House

Suburb Mount Evelyn

Period - From 01/01/2022

to

31/03/2022

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	27 Bailey Rd MOUNT EVELYN 3796	\$1,117,500	17/05/2022
2	121 Bailey Rd MOUNT EVELYN 3796	\$1,110,000	13/04/2022
3	3 Gear Av MOUNT EVELYN 3796	\$1,060,000	12/04/2022

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:

26/05/2022 09:42



**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 1290 sqm approx

Agent Comments



## Comparable Properties



**27 Bailey Rd MOUNT EVELYN 3796 (REI)**

Agent Comments



**Price:** \$1,117,500

**Method:** Private Sale

**Date:** 17/05/2022

**Property Type:** House

**Land Size:** 869 sqm approx



**121 Bailey Rd MOUNT EVELYN 3796 (REI)**

Agent Comments



**Price:** \$1,110,000

**Method:** Private Sale

**Date:** 13/04/2022

**Property Type:** House

**Land Size:** 1058 sqm approx



**3 Gear Av MOUNT EVELYN 3796 (REI)**

Agent Comments



**Price:** \$1,060,000

**Method:** Private Sale

**Date:** 12/04/2022

**Property Type:** House

**Land Size:** 1148 sqm approx