

# 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 35 Marcus Street, 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 \$710,000 & \$760,000

### Median sale price

Median price \$740,000 Property type House Suburb Mount Evelyn

Period - From 01/10/2020 to 31/12/2020 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
91 Quinn Crescent, Mount Evelyn Vic 3796	\$708,000	03/12/2020
22 Stringybark Boulevard, Mount Evelyn Vic 3796	\$742,000	20/10/2020
24 Marcus Street, Mount Evelyn Vic 3796	\$787,000	13/11/2020

This Statement of Information was prepared on: 10-02-2021