

# 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

5 Elizabeth 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 \$870,000 & \$920,000

### 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	42 Fernhill Rd MOUNT EVELYN 3796	\$912,000	25/10/2021
2	3 Mimosa Av MOUNT EVELYN 3796	\$901,000	05/04/2022
3	89 Birmingham Rd MOUNT EVELYN 3796	\$900,000	23/12/2021

**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:

20/04/2022 10:34



**Rooms:** 5  
**Property Type:** House  
**Land Size:** 764 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$870,000 - \$920,000  
**Median House Price**  
March quarter 2022: \$868,000

## Comparable Properties



**42 Fernhill Rd MOUNT EVELYN 3796 (REI/VG)** [Agent Comments](#)



**Price:** \$912,000  
**Method:** Private Sale  
**Date:** 25/10/2021  
**Property Type:** House  
**Land Size:** 714 sqm approx



**3 Mimosa Av MOUNT EVELYN 3796 (REI)** [Agent Comments](#)



**Price:** \$901,000  
**Method:** Private Sale  
**Date:** 05/04/2022  
**Property Type:** House  
**Land Size:** 1492 sqm approx



**89 Birmingham Rd MOUNT EVELYN 3796 (REI)** [Agent Comments](#)



**Price:** \$900,000  
**Method:** Private Sale  
**Date:** 23/12/2021  
**Property Type:** House  
**Land Size:** 1844 sqm approx

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