

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8 MUIR SMYTH PLACE MOUNT EVELYN VIC 3796

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$770,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Mount Evelyn

Period-from

01 Nov 2021

to

31 Oct 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

35 BAILEY ROAD MOUNT EVELYN VIC 3796	845000	16-Sep-22
14 HEATH AVENUE MOUNT EVELYN VIC 3796	820000	18-Oct-22
1 GRANEBY RISE MOUNT EVELYN VIC 3796	860000	06-Sep-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 13 Dec 2022


**35 BAILEY ROAD MOUNT EVELYN
VIC 3796**

Sold Price

^{RS}
845000

Sold Date

16-Sep-22


3



2



2

Distance

0.71km

**14 HEATH AVENUE MOUNT
EVELYN VIC 3796**

Sold Price

^{RS}
820000
^{UN}

Sold Date

18-Oct-22


4

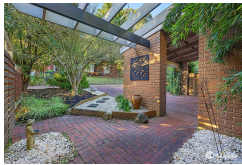


2



4

Distance

0.22km

**1 GRANEBY RISE MOUNT EVELYN
VIC 3796**

Sold Price

^{RS}
860000

Sold Date

06-Sep-22


3



2



2

Distance

1.45km
RS = Recent sale

UN = Undisclosed Sale

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