

# 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

1 Adams Lane, Mount Evelyn Vic 3796

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$800,000

&

\$850,000

### Median sale price

Median price \$805,000

Property Type House

Suburb Mount Evelyn

Period - From 01/04/2024

to

30/06/2024

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	29 Bourke St MOUNT EVELYN 3796	\$805,000	24/08/2024
2	10 Bristol Cr LILYDALE 3140	\$810,000	17/07/2024
3	17 Heath Av MOUNT EVELYN 3796	\$814,170	28/03/2024

**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:

29/08/2024 10:32



 3    1    2

**Rooms:** 4

**Property Type:** House

**Land Size:** 802 sqm approx

Agent Comments

**Indicative Selling Price**

\$800,000 - \$850,000

**Median House Price**

June quarter 2024: \$805,000

## Comparable Properties



**29 Bourke St MOUNT EVELYN 3796 (REI)**

Agent Comments

 3    2    2

**Price:** \$805,000

**Method:** Auction Sale

**Date:** 24/08/2024

**Property Type:** House (Res)

**Land Size:** 1101 sqm approx



**10 Bristol Cr LILYDALE 3140 (REI)**

Agent Comments

 3    1    1

**Price:** \$810,000

**Method:** Private Sale

**Date:** 17/07/2024

**Property Type:** House (Res)

**Land Size:** 864 sqm approx



**17 Heath Av MOUNT EVELYN 3796 (REI/VG)**

Agent Comments

 3    1    4

**Price:** \$814,170

**Method:** Private Sale

**Date:** 28/03/2024

**Property Type:** House

**Land Size:** 866 sqm approx