

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

10 BUCKMASTER DRIVE 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

\$640,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Mount Evelyn

Period-from

01 Jun 2022

to

31 May 2023

Source

Corelogic

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 6 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

1/11 GLEN VIEW ROAD MOUNT EVELYN VIC 3796	\$657,000	05-Apr-23
4 JUNCTION ROAD MOUNT EVELYN VIC 3796	\$670,000	24-Mar-23
136 QUINN CRESCENT MOUNT EVELYN VIC 3796	\$665,000	14-Feb-23

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 6 months.~~

This Statement of Information was prepared on: 28 June 2023

Ryan Bell
P 03 8761 0688
M 0417 052 297
E ryan@bellrealestate.com.au



1/11 GLEN VIEW ROAD MOUNT
EVELYN VIC 3796

3 1 1

Sold Price ^{RS} **\$657,000** Sold Date **05-Apr-23**
Distance **0.46km**



4 JUNCTION ROAD MOUNT
EVELYN VIC 3796

3 1 2

Sold Price **\$670,000** Sold Date **24-Mar-23**
Distance **0.55km**



136 QUINN CRESCENT MOUNT
EVELYN VIC 3796

3 1 2

Sold Price **\$665,000** Sold Date **14-Feb-23**
Distance **1.69km**

RS = Recent sale UN = Undisclosed Sale

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