

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 Johns Crescent, Mount Evelyn Vic 3796

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$980,000 & \$1,050,000

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
6 Olinda Road, Mount Evelyn Vic 3796	\$950,000	31/01/2021
24 Heath Avenue, Mount Evelyn Vic 3796	\$950,000	02/02/2021
2 Liquidambar Lane, Mount Evelyn Vic 3796	\$913,200	22/10/2020

This Statement of Information was prepared on: 22-02-2021