

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

131 Birmingham Rd, Mount Evelyn 3796

Indicative selling price

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

Range between

\$740,000

&

\$770,000

Median sale price

Median price

\$802,500

Property type

House

Suburb

Mount Evelyn

Period - From

01/10/2022

to

30/09/2023

Source

Corelogic

Comparable property sales

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) 2 HAWKINS ROAD MONTROSE VIC 3765 | \$780,000 | 30/05/2023 |
| 2) 24 THE CIRCUIT LILYDALE VIC 3140 | \$750,000 | 28/04/2023 |
| 3) 17 MARCUS STREET MOUNT EVELYN VIC 3796 | \$745,000 | 22/06/2023 |

This Statement of Information was prepared on: 03/10/2023