

# 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

59 Johns Crescent, Mount Evelyn Vic 3796

### Indicative selling price

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

Range between

\$820,000

&

\$860,000

### Median sale price

Median price

\$795,000

Property Type

House

Suburb

Mount Evelyn

Period - From

01/07/2022

to

30/09/2022

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	1 Graneby Rise MOUNT EVELYN 3796	\$860,000	06/09/2022
2	3 Rangeview Rd MOUNT EVELYN 3796	\$850,000	29/08/2022
3	14 Heath Av MOUNT EVELYN 3796	\$820,000	12/10/2022

**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:

13/12/2022 14:15

59 Johns Crescent, Mount Evelyn Vic 3796

Christopher Clerke

03 9725 0000

0459 101 811

chrisclerke@methven.com.au

**Indicative Selling Price**

\$820,000 - \$860,000

**Median House Price**

September quarter 2022: \$795,000



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 901 sqm approx

Agent Comments

## Comparable Properties



**1 Graneby Rise MOUNT EVELYN 3796 (REI/VG)**

Agent Comments



**Price:** \$860,000

**Method:** Private Sale

**Date:** 06/09/2022

**Property Type:** House

**Land Size:** 800 sqm approx



**3 Rangeview Rd MOUNT EVELYN 3796 (REI)**

Agent Comments



**Price:** \$850,000

**Method:** Private Sale

**Date:** 29/08/2022

**Property Type:** House

**Land Size:** 864 sqm approx



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

Agent Comments



**Price:** \$820,000

**Method:** Private Sale

**Date:** 12/10/2022

**Property Type:** House

**Land Size:** 872 sqm approx

**Account** - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354