

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

48 Falkingham Road, 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)

Range Between

\$800,000

&

\$850,000

Median sale price

Median price

\$870,650

Property type

House

Suburb

Mount Evelyn

Period - From

01/12/2021

to

30/06/2022

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) 3 RANGEVIEW ROAD MOUNT EVELYN VIC 3796	\$850,000	12/10/2022
2) 6 JOHNS CRESCENT MOUNT EVELYN VIC 3796	\$810,000	18/08/2022
3) 1A MARCUS STREET MOUNT EVELYN VIC 3796	\$882,000	31/10/2022

This Statement of Information was prepared on: 06/12/2021