

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

15 BRADMAN AVENUE 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Mount Evelyn

Period-from

01 Jul 2022

to

30 Jun 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

8 SETH PLACE MOUNT EVELYN VIC 3796	\$825,000	30-May-23
14 MITCHELL ROAD LILYDALE VIC 3140	\$835,000	27-Apr-23
7 MUIR SMYTH PLACE MOUNT EVELYN VIC 3796	\$770,000	17-Apr-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: 12 July 2023


**8 SETH PLACE MOUNT EVELYN
VIC 3796**
 3  2  -

Sold Price

^{RS}
\$825,000

Sold Date **30-May-23**

Distance **1.68km**

**14 MITCHELL ROAD LILYDALE VIC
3140**
 3  1  2

Sold Price

\$835,000

Sold Date **27-Apr-23**

Distance **1.18km**

**7 MUIR SMYTH PLACE MOUNT
EVELYN VIC 3796**
 4  2  -

Sold Price

\$770,000

Sold Date **17-Apr-23**

Distance **0.44km**
RS = Recent sale

UN = Undisclosed Sale

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