

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

22 Francis Crescent, Mount Evelyn Vic 3796

Indicative selling price

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

Range between \$650,000 & \$715,000

Median sale price

Median price \$730,000 Property Type House Suburb Mount Evelyn

Period - From 01/07/2020 to 30/09/2020 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	11 Parkside CI LILYDALE 3140	\$699,900	05/08/2020
2	12 Fernhill Rd MOUNT EVELYN 3796	\$678,000	30/07/2020
3			

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:

30/11/2020 14:52

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Indicative Selling Price

\$650,000 - \$715,000

Median House Price

September quarter 2020: \$730,000



Property Type: House (Res)

Land Size: 858 sqm approx

Agent Comments

Comparable Properties



11 Parkside CI LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$699,900

Method: Private Sale

Date: 05/08/2020

Property Type: House

Land Size: 582 sqm approx



12 Fernhill Rd MOUNT EVELYN 3796 (VG)

Agent Comments



Price: \$678,000

Method: Sale

Date: 30/07/2020

Property Type: House (Res)

Land Size: 864 sqm approx

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.