Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property 2 1	y offered	for sal	е
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Address Including suburb and	22 Francis Crescent, Mount Evelyn Vic 3796
postcode	

Indicative selling price

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

Range between \$650,000	&	\$715,000
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Median sale price

Median price	\$730,000	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Address of comparable property		1 1100	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			

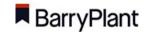
OR

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



Date of sale



Shane Bryden 9725 9855 0481 362 474 sbryden@barryplant.com.au

Indicative Selling Price \$650,000 - \$715,000 **Median House Price** September quarter 2020: \$730,000





Land Size: 858 sqm approx

Agent Comments

Comparable Properties



11 Parkside CI LILYDALE 3140 (REI/VG)

Price: \$699,900 Method: Private Sale Date: 05/08/2020 Property Type: House Land Size: 582 sqm approx Agent Comments

Agent Comments



12 Fernhill Rd MOUNT EVELYN 3796 (VG)

1 3





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.

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454



