

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

3/16 Wedderburn Crescent, 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

\$755,000

&

\$775,000

Median sale price

Median price

\$805,000

Property type

House

Suburb

MOUNT EVELYN

Period - From

01/10/2021

to

31/12/2022

Source

REIV

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) 8 Muir Smyth Place, MOUNT EVELYN 3796	\$805,000	30/12/2022
2) 18 Elsie Grove, MOUNT EVELYN 3796	\$780,000	13/01/2022
3) 88 Bailey Road, MOUNT EVELYN 3796	\$770,000	08/12/2022

This Statement of Information was prepared on: 28/02/2023 14:08