

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

70 Bailey Road, Mount Evelyn Vic 3796

Indicative selling price

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

Range between \$890,000 & \$960,000

Median sale price

Median price \$925,000 Property Type House Suburb Mount Evelyn

Period - From 01/04/2022 to 30/06/2022 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	10 Olinda Rd MOUNT EVELYN 3796	\$955,000	05/05/2022
2	5 Elizabeth St MOUNT EVELYN 3796	\$955,000	29/04/2022
3	20 Kemp Av MOUNT EVELYN 3796	\$895,000	12/04/2022

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:

24/08/2022 17:22



Property Type: Hobby Farm < 20 ha
Land Size: 4215 sqm approx
 Agent Comments

Indicative Selling Price
 \$890,000 - \$960,000
Median House Price
 June quarter 2022: \$925,000

Comparable Properties



10 Olinda Rd MOUNT EVELYN 3796 (REI/VG) Agent Comments



Price: \$955,000
Method: Private Sale
Date: 05/05/2022
Property Type: House
Land Size: 1129 sqm approx



5 Elizabeth St MOUNT EVELYN 3796 (REI/VG) Agent Comments



Price: \$955,000
Method: Private Sale
Date: 29/04/2022
Property Type: House
Land Size: 764 sqm approx



20 Kemp Av MOUNT EVELYN 3796 (REI/VG) Agent Comments



Price: \$895,000
Method: Private Sale
Date: 12/04/2022
Property Type: House
Land Size: 1557 sqm approx

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