

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

7 Old Hereford Road, Mount Evelyn Vic 3796

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$815,000

Property Type

House

Suburb

Mount Evelyn

Period - From

01/07/2021

to

30/09/2021

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	45 Clematis Rd MOUNT EVELYN 3796	\$763,000	15/11/2021
2	1/71 Forge Rd MOUNT EVELYN 3796	\$757,500	31/10/2021
3	15 Irvine St MOUNT EVELYN 3796	\$750,000	07/10/2021

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:

01/12/2021 12:55



 3  1  2

Rooms: 4

Property Type: House (Res)

Land Size: 902 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$700,000 - \$770,000

Median House Price

September quarter 2021: \$815,000

Comparable Properties



45 Clematis Rd MOUNT EVELYN 3796 (REI)

[Agent Comments](#)

 3  2  2

Price: \$763,000

Method: Private Sale

Date: 15/11/2021

Property Type: House

Land Size: 923 sqm approx



1/71 Forge Rd MOUNT EVELYN 3796 (REI)

[Agent Comments](#)

 3  1  -

Price: \$757,500

Method: Private Sale

Date: 31/10/2021

Property Type: House



15 Irvine St MOUNT EVELYN 3796 (REI)

[Agent Comments](#)

 3  1  2

Price: \$750,000

Method: Private Sale

Date: 07/10/2021

Property Type: House

Land Size: 528 sqm approx

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122