Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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	7 Old Hereford Road, Mount Evelyn Vic 3796
Including suburb and	·
postcode	

Indicative selling price

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

Range between \$700,000	&	\$770,000
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Median sale price

Median price \$815,000	Pro	pperty Type Ho	ouse		Suburb	Mount Evelyn
Period - From 01/07/2021	to	30/09/2021	So	urce	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

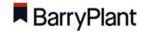
Address of comparable property		Price	Date of sale
1	45 Clematis Rd MOUNT EVELYN 3796	\$763,000	15/11/2021
2	1/71 Forge Rd MOUNT EVELYN 3796	\$757,500	31/10/2021
3	15 Irvine St MOUNT EVELYN 3796	\$750,000	07/10/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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













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)





Price: \$763.000 Method: Private Sale Date: 15/11/2021 Property Type: House Land Size: 923 sqm approx **Agent Comments**



1/71 Forge Rd MOUNT EVELYN 3796 (REI)

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Price: \$757,500 Method: Private Sale Date: 31/10/2021 Property Type: House **Agent Comments**



15 Irvine St MOUNT EVELYN 3796 (REI)





Price: \$750,000 Method: Private Sale Date: 07/10/2021 Property Type: House Land Size: 528 sqm approx Agent Comments

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



