

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

39 RUSSELL STREET 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)

Single Price

or range
between

\$640,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$786,317

Property type

House

Suburb

Mount Evelyn

Period-from

01 Jun 2021

to

31 May 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

18 MITARM CLOSE MOUNT EVELYN VIC 3796	730000	23-Mar-22
24 CLEGG ROAD MOUNT EVELYN VIC 3796	762500	17-May-22
61 FORGE ROAD MOUNT EVELYN VIC 3796	740000	03-Jun-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 07 Aug 2022



18 MITARM CLOSE MOUNT EVELYN VIC 3796 Sold Price

^{RS} **730000** Sold Date **23-Mar-22**

 3  1  1

Distance **0.35km**



24 CLEGG ROAD MOUNT EVELYN VIC 3796 Sold Price

^{RS} **762500** ^{UN} Sold Date **17-May-22**

 2  1  1

Distance **0.9km**



61 FORGE ROAD MOUNT EVELYN VIC 3796 Sold Price

^{RS} **740000** Sold Date **03-Jun-22**

 2  1  2

Distance **0.11km**

RS = Recent sale

UN = Undisclosed Sale

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