



STATEMENT OF INFORMATION

16 RAILWAY ROAD, MOUNT EVELYN
PREPARED BY BELL REAL ESTATE MONTROSE, 896 MT DANDENONG ROAD, MONTROSE

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

16 RAILWAY ROAD 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

\$730,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$841,695

Property type

House

Suburb

Mount Evelyn

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

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 6 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

9 FALKINGHAM ROAD MOUNT EVELYN VIC 3796	\$770,000	19-Apr-22
17 MURRUMBUNG ROAD MOUNT EVELYN VIC 3796	\$780,000	29-Apr-22
127 BIRMINGHAM ROAD MOUNT EVELYN VIC 3796	\$745,000	12-Jan-22

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 6 months.~~

This Statement of Information was prepared on: 19 May 2022



**9 FALKINGHAM ROAD MOUNT
EVELYN VIC 3796**

3
 1
 4

Sold Price

^{RS} **\$770,000**

Sold Date

19-Apr-22

Distance

0.48km



**17 MURRUMBUNG ROAD MOUNT
EVELYN VIC 3796**

3
 1
 1

Sold Price

^{RS} **\$780,000**

Sold Date

29-Apr-22

Distance

0.92km



**127 BIRMINGHAM ROAD MOUNT
EVELYN VIC 3796**

3
 1
 -

Sold Price

\$745,000

Sold Date

12-Jan-22

Distance

1.52km

RS = Recent sale

UN = Undisclosed Sale

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