Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
-----------------	-----------	----------

Including suburb and	
postcode	

Indicative selling price

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

Range between	\$870,000	&	\$910,000
---------------	-----------	---	-----------

Median sale price

Median price	\$740,357	Pro	perty Type	House		Suburb	Mount Evelyn
Period - From	01/10/2020	to	31/12/2020		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	2 Liquidambar La MOUNT EVELYN 3796	\$913,200	22/10/2020
2	87 Birmingham Rd MOUNT EVELYN 3796	\$870,000	13/01/2021
3			

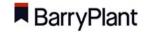
OR

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:	24/02/2021 14:42



Date of sale







Property Type: House

Land Size: 1350.193 sqm approx

Agent Comments

Indicative Selling Price \$870,000 - \$910,000 Median House Price December quarter 2020: \$740,357

Comparable Properties



2 Liquidambar La MOUNT EVELYN 3796 (VG)

•_____

6

Price: \$913,200

Method: Sale Date: 22/10/2020

Property Type: House (Res) **Land Size:** 796 sqm approx



87 Birmingham Rd MOUNT EVELYN 3796

(REI/VG)

-- 5

_ .

2

6

Price: \$870,000 Method: Private Sale Date: 13/01/2021 Property Type: House Land Size: 1855 sqm approx Agent Comments

Agent Comments

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.

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



