

# 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

5 Buckmaster Drive, Mount Evelyn Vic 3796

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$870,000

&

\$910,000

### Median sale price

Median price

\$740,357

Property 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 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	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



**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)** **Agent Comments**



**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)** **Agent Comments**



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

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.