### 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

17 Marcus Street, Mount Evelyn Vic 3796

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$680,000		&		\$720,000			
Median sale p	rice							
Median price	\$880,000	Pro	operty Type	Hou	se		Suburb	Mount Evelyn
Period - From	01/04/2022	to	31/03/2023		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.

Ado	dress of comparable property	Price	Date of sale
1	105 Commercial Rd MOUNT EVELYN 3796	\$707,000	02/05/2023
2	9 Olive Gr LILYDALE 3140	\$699,000	19/04/2023
3	42 The Crescent MOUNT EVELYN 3796	\$680,000	16/03/2023

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:

15/06/2023 10:44



17 Marcus Street, Mount Evelyn Vic 3796

# BarryPlant





Rooms: 4 Property Type: House Land Size: 957 sqm approx Agent Comments

Ashley Hutson 97353300 0408 335 403 ahutson@barryplant.com.au

**Indicative Selling Price** \$680,000 - \$720,000 **Median House Price** Year ending March 2023: \$880,000

## **Comparable Properties**





Agent Comments

Price: \$680,000 Method: Sale Date: 16/03/2023 Property Type: House (Res) Land Size: 852 sqm approx

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



propertydata

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