

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 consumer.vic.gov.au/underquoting

Range between \$680,000 & \$720,000

Median sale price

Median price \$880,000 Property Type House Suburb Mount Evelyn

Period - From 01/04/2022 to 31/03/2023 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	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

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Indicative Selling Price

\$680,000 - \$720,000

Median House Price

Year ending March 2023: \$880,000



 3  1  2

Rooms: 4

Property Type: House

Land Size: 957 sqm approx

Agent Comments

Comparable Properties



105 Commercial Rd MOUNT EVELYN 3796 (REI)

Agent Comments

 3  1  -

Price: \$707,000

Method: Private Sale

Date: 02/05/2023

Property Type: House

Land Size: 1198 sqm approx



9 Olive Gr LILYDALE 3140 (REI)

Agent Comments

 3  1  -

Price: \$699,000

Method: Private Sale

Date: 19/04/2023

Property Type: House (Res)

Land Size: 912 sqm approx

42 The Crescent MOUNT EVELYN 3796 (VG)

Agent Comments

 3  -  -

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