

# 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

302 Swansea Road, Mount Evelyn Vic 3796

### Indicative selling price

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

Range between

\$660,000

&

\$720,000

### Median sale price

Median price

\$835,000

Property Type

House

Suburb

Mount Evelyn

Period - From

01/07/2023

to

30/06/2024

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	79 Johns Cr MOUNT EVELYN 3796	\$712,000	14/08/2024
2	294 Swansea Rd MOUNT EVELYN 3796	\$715,000	01/08/2024
3	16 Valencia Rd LILYDALE 3140	\$720,000	13/06/2024

**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:

24/08/2024 22:45



3 bedrooms, 0 bathrooms, 2 cars

**Property Type:** House (Res)  
**Land Size:** 761 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$660,000 - \$720,000  
**Median House Price**  
Year ending June 2024: \$835,000

## Comparable Properties



79 Johns Cr MOUNT EVELYN 3796 (REI)

**Agent Comments**

3 bedrooms, 2 bathrooms, 2 cars

**Price:** \$712,000  
**Method:** Private Sale  
**Date:** 14/08/2024  
**Property Type:** House  
**Land Size:** 869 sqm approx



294 Swansea Rd MOUNT EVELYN 3796 (REI)

**Agent Comments**

3 bedrooms, 2 bathrooms, 2 cars

**Price:** \$715,000  
**Method:** Private Sale  
**Date:** 01/08/2024  
**Property Type:** House  
**Land Size:** 988 sqm approx



16 Valencia Rd LILYDALE 3140 (REI)

**Agent Comments**

3 bedrooms, 1 bathroom, 0 cars

**Price:** \$720,000  
**Method:** Private Sale  
**Date:** 13/06/2024  
**Property Type:** House (Res)  
**Land Size:** 1019 sqm approx

**Account - Barry Plant | P: 03 9735 3300**



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