

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 View Street, Mount Evelyn Vic 3796

Indicative selling price

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

Range between \$690,000

&

\$750,000

Median sale price

Median price \$900,000

Property Type House

Suburb Mount Evelyn

Period - From 14/07/2021

to

13/07/2022

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	61 Forge Rd MOUNT EVELYN 3796	\$740,000	03/06/2022
2	73 Bailey Rd MOUNT EVELYN 3796	\$735,000	21/01/2022
3	18 Mitarm Cl MOUNT EVELYN 3796	\$730,000	04/03/2022

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:

14/07/2022 11:00



 2  1  2

Property Type: House
Land Size: 1095 sqm approx
Agent Comments

Indicative Selling Price
\$690,000 - \$750,000
Median House Price
14/07/2021 - 13/07/2022: \$900,000

Comparable Properties



61 Forge Rd MOUNT EVELYN 3796 (REI)

Agent Comments

 2  1  2

Price: \$740,000
Method: Private Sale
Date: 03/06/2022
Property Type: House
Land Size: 839 sqm approx



73 Bailey Rd MOUNT EVELYN 3796 (REI/VG)

Agent Comments

 3  1  4

Price: \$735,000
Method: Private Sale
Date: 21/01/2022
Property Type: House
Land Size: 1232 sqm approx



18 Mitarm CI MOUNT EVELYN 3796 (REI/VG)

Agent Comments

 3  1  1

Price: \$730,000
Method: Private Sale
Date: 04/03/2022
Property Type: House
Land Size: 549 sqm approx

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