

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

79 Johns Crescent, Mount Evelyn

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$*

or range between \$740,000

&

\$780,000

Median sale price

Median price \$785,659

Property type **House**

Suburb **Mount Evelyn**

Period - From **01/10/2020**

to

30/09/2021

Source **REIU**

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) 97 Birmingham Road, Mount Evelyn	\$785,000	13/05/2021
2) 5 Wattle Avenue, Mount Evelyn	\$780,000	19/05/2021
3) 15 Irvine Street, Mount Evelyn	\$750,000	07/10/2021

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: 10/11/2021 10:59