

# 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

21 North Avenue, 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 \$850,000 & \$920,000

### Median sale price

Median price

\$831,200

Property Type

House

Suburb

Mount Evelyn

Period - From

01/10/2023

to

30/09/2024

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 | 6 Everton Rd MOUNT EVELYN 3796   | \$895,000 | 07/10/2024   |
| 2 | 76 Fernhill Rd MOUNT EVELYN 3796 | \$890,000 | 28/08/2024   |
| 3 | 58 Leggett Dr MOUNT EVELYN 3796  | \$920,000 | 05/06/2024   |

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:

03/12/2024 09:15



 4  1  5

**Property Type:** House  
**Land Size:** 1439 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$850,000 - \$920,000  
**Median House Price**  
Year ending September 2024: \$831,200

## Comparable Properties



**6 Everton Rd MOUNT EVELYN 3796 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$895,000  
**Method:** Private Sale  
**Date:** 07/10/2024  
**Property Type:** House (Res)  
**Land Size:** 397 sqm approx



**76 Fernhill Rd MOUNT EVELYN 3796 (REI/VG)**

**Agent Comments**

 4  2  5

**Price:** \$890,000  
**Method:** Private Sale  
**Date:** 28/08/2024  
**Property Type:** House  
**Land Size:** 1137 sqm approx



**58 Leggett Dr MOUNT EVELYN 3796 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$920,000  
**Method:** Private Sale  
**Date:** 05/06/2024  
**Property Type:** House (Res)  
**Land Size:** 712 sqm approx