## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 55 Fernhill Road, Mount Evelyn Vic 3796

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single pric	e \$905,000							
Median sale price								
Median price	\$868,500	Pro	operty Type Hou	ISE	Suburb Mount Evelyn			
Period - From	01/07/2023	to	30/09/2023	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 sixmonths 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		
2		
3		

#### OR

**B**<sup>\*</sup> 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:

12/01/2024 11:47









Property Type: House Land Size: 453 sqm approx Agent Comments Indicative Selling Price \$905,000 Median House Price September quarter 2023: \$868,500

# **Comparable Properties**

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.

Account - Barry Plant | P: 03 9735 3300





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