

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

92 Johns Crescent, Mount Evelyn Vic 3796

Indicative selling price

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

Range between \$900,000 & \$950,000

Median sale price

Median price \$844,500 Property Type House Suburb Mount Evelyn

Period - From 13/03/2023 to 12/03/2024 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	9 Edinburgh Rd LILYDALE 3140	\$950,000	20/10/2023
2	77 Commercial Rd MOUNT EVELYN 3796	\$935,000	21/02/2024
3	98 Quinn Cr MOUNT EVELYN 3796	\$925,000	30/01/2024

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:

13/03/2024 12:12

92 Johns Crescent, Mount Evelyn Vic 3796

Brent Earney

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Indicative Selling Price

\$900,000 - \$950,000

Median House Price

13/03/2023 - 12/03/2024: \$844,500



Property Type: House (Res)

Land Size: 1260 sqm approx

Agent Comments

Comparable Properties



9 Edinburgh Rd LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$950,000

Method: Private Sale

Date: 20/10/2023

Property Type: House

Land Size: 829 sqm approx



77 Commercial Rd MOUNT EVELYN 3796 (REI) Agent Comments



Price: \$935,000

Method: Private Sale

Date: 21/02/2024

Property Type: House

Land Size: 1193 sqm approx



98 Quinn Cr MOUNT EVELYN 3796 (REI)

Agent Comments



Price: \$925,000

Method: Private Sale

Date: 30/01/2024

Property Type: House

Land Size: 1192 sqm approx

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