

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

28 Johns Crescent, Mount Evelyn Vic 3796

Indicative selling price

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

Single price

\$749,950

Median sale price

Median price

\$850,000

Property Type

House

Suburb

Mount Evelyn

Period - From

01/04/2023

to

31/03/2024

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	63 Commercial Rd MOUNT EVELYN 3796	\$765,000	09/03/2024
2	9 Buckmaster Dr MOUNT EVELYN 3796	\$720,000	24/01/2024
3	73 Quinn Cr MOUNT EVELYN 3796	\$710,000	28/02/2024

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:

26/04/2024 09:54

28 Johns Crescent, Mount Evelyn Vic 3796



Ashley Hutson
97353300

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Indicative Selling Price

\$749,950

Median House Price

Year ending March 2024: \$850,000



1 1 0

Property Type: House

Land Size: 2023 sqm approx

Agent Comments

Comparable Properties



63 Commercial Rd MOUNT EVELYN 3796 (REI) **Agent Comments**

3 1 -

Price: \$765,000

Method: Private Sale

Date: 09/03/2024

Property Type: House

Land Size: 1194 sqm approx



9 Buckmaster Dr MOUNT EVELYN 3796 (REI/VG) **Agent Comments**

2 1 1

Price: \$720,000

Method: Private Sale

Date: 24/01/2024

Property Type: House

Land Size: 2416 sqm approx



73 Quinn Cr MOUNT EVELYN 3796 (REI/VG) **Agent Comments**

3 1 1

Price: \$710,000

Method: Private Sale

Date: 28/02/2024

Property Type: House

Land Size: 1016 sqm approx

Account - Barry Plant | P: 03 9735 3300



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