Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	6 Johns Crescent, Mount Evelyn Vic 3796
Including suburb and	
postcode	

Indicative selling price

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

Range between \$750,000	&	\$790,000
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Median sale price

Median price	\$925,000	Pro	perty Type	House		Suburb	Mount Evelyn
Period - From	01/04/2022	to	30/06/2022		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

	aress of comparable property	1 1100	Date of Sale
1	25 Inverness Rd MOUNT EVELYN 3796	\$780,000	02/06/2022
2	228 Swansea Rd MOUNT EVELYN 3796	\$780,000	01/07/2022
3	5 View St MOUNT EVELYN 3796	\$765,000	19/07/2022

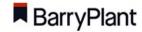
OR

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:	10/08/2022 11:26
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Date of sale







Property Type: Land Land Size: 974 sqm approx

Agent Comments

Indicative Selling Price \$750,000 - \$790,000 **Median House Price** June quarter 2022: \$925,000

Comparable Properties



25 Inverness Rd MOUNT EVELYN 3796 (VG)

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Price: \$780,000 Method: Sale Date: 02/06/2022

Property Type: House (Res) Land Size: 2654 sqm approx **Agent Comments**



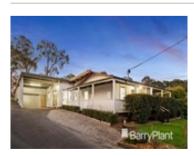
228 Swansea Rd MOUNT EVELYN 3796 (REI)







Price: \$780,000 Method: Private Sale Date: 01/07/2022 Property Type: House Land Size: 1544 sqm approx Agent Comments



5 View St MOUNT EVELYN 3796 (REI)





Price: \$765.000 Method: Private Sale Date: 19/07/2022 Property Type: House Land Size: 1095 sqm approx Agent Comments

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



