

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

6 Johns Crescent, Mount Evelyn Vic 3796

Indicative selling price

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

Range between \$750,000 & \$790,000

Median sale price

Median price \$925,000 Property 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	Price	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:

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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)

Agent Comments



Price: \$780,000
Method: Sale
Date: 02/06/2022
Property Type: House (Res)
Land Size: 2654 sqm approx



228 Swansea Rd MOUNT EVELYN 3796 (REI)

Agent Comments



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



5 View St MOUNT EVELYN 3796 (REI)

Agent Comments



Price: \$765,000
Method: Private Sale
Date: 19/07/2022
Property Type: House
Land Size: 1095 sqm approx

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