

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

8 Harvey Street, Mount Evelyn Vic 3796

Indicative selling price

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

Single price

\$789,950

Median sale price

Median price

\$900,000

Property Type

House

Suburb

Mount Evelyn

Period - From

01/10/2021

to

30/09/2022

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 | 7a Rose Ct LILYDALE 3140 | \$805,000 | 26/09/2022 |
| 2 | 78 Hereford Rd MOUNT EVELYN 3796 | \$770,000 | 21/09/2022 |
| 3 | 16 Candlebark Cirt LILYDALE 3140 | \$765,000 | 05/10/2022 |

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:

22/11/2022 09:46



 3  1  2

Property Type: House
Land Size: 884 sqm approx
Agent Comments

Indicative Selling Price
\$789,950

Median House Price
Year ending September 2022: \$900,000

Comparable Properties



7a Rose Ct LILYDALE 3140 (REI/VG)

Agent Comments

 3  2  2

Price: \$805,000
Method: Private Sale
Date: 26/09/2022
Property Type: House
Land Size: 471 sqm approx

78 Hereford Rd MOUNT EVELYN 3796 (VG)

Agent Comments

 3  -  -

Price: \$770,000
Method: Sale
Date: 21/09/2022
Property Type: House (Res)
Land Size: 1022 sqm approx



16 Candlebark Cirt LILYDALE 3140 (REI/VG)

Agent Comments

 3  2  2

Price: \$765,000
Method: Private Sale
Date: 05/10/2022
Property Type: House
Land Size: 500 sqm approx

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