Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 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	Pro	perty Type Hou	lse	5	Suburb	Mount Evelyn
Period - From	01/10/2021	to	30/09/2022	Sol	urce [F	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.

Ade	dress 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 comparableproperties 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









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)



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

78 Hereford Rd MOUNT EVELYN 3796 (VG)

Agent Comments

Agent Comments



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)



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





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