

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

55 Falkingham Road, Mount Evelyn 3796

Indicative selling price

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

Range between

\$910,000

&

\$960,000

Median sale price

Median price

\$842,000

Property type

House

Suburb

Mount Evelyn

Period - From

01/04/2023

to

30/06/2023

Source

REIV

Comparable property sales

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) 17 Aqueduct Ave, Mt Evelyn 3796	\$936,999	21/03/2023
2) 39 Wilkilla Road, Mt Evelyn 3796	\$946,500	09/02/2023
3) 21 West Hill Drive, Mt Evelyn 3796	\$950,000	24/02/2023

This Statement of Information was prepared on: **01/08/2023**