

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

21 Fernhill Road, Mount Evelyn 3796

Indicative selling price

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

Single Price

\$880,000

&

\$940,000

Median sale price

Median price

\$843,500

Property type

House

Suburb

Mount Evelyn

Period - From

01/01/2023

to

31/12/2023

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) 7 Jessica Ct MOUNT EVELYN 3796	\$890,000	09/11/2023
2) 31 Bailey Rd MOUNT EVELYN 3796	\$900,000	08/02/2024
3) 51 Littlejohn Av MOUNT EVELYN 3796	\$920,000	04/01/2024

This Statement of Information was prepared on: 14/03/2024