

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

7 Everton Rd, Mount Evelyn VIC 3796

Indicative selling price

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

Single Price

\$775,000

&

\$795,000

Median sale price

Median price

\$842,000

Property type

House

Suburb

Mount Evelyn

Period - From

10/10/2022

to

09/10/2023

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) 15 Bradman Ave, MT EVELYN 3796	\$860,000	17/08/2023
2) 14a Fernhill Rd, MT EVELYN 3796	\$835,000	06/09/2023
3) 149 Hereford Rd, LILYDALE 3140	\$799,950	26/08/2023

This Statement of Information was prepared on: 31/10/2023