

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

12 Kuyura Road, Mount Evelyn Vic 3796

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price \$799,000

Median sale price

Median price \$805,000

Property type House

Suburb MOUNT EVELYN

Period - From 01/10/2022

to

31/12/2022

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) 59 Johns Crescent, MOUNT EVELYN 3796	\$845,000	17/01/2023
2) 48 Falkingham Road, MOUNT EVELYN 3796	\$815,000	05/01/2023
3) 122 Quinn Crescent, MOUNT EVELYN 3796	\$795,000	22/02/2023

This Statement of Information was prepared on: 28/04/2023