

## 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

15 MITARM CLOSE MOUNT EVELYN VIC 3796

### Indicative selling price

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

Single Price

\$755,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$825,000

Property type

House

Suburb

Mount Evelyn

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

### 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 6 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

33 BAILEY ROAD MOUNT EVELYN VIC 3796	\$770,000	26-Feb-24
11 THE CRESCENT MOUNT EVELYN VIC 3796	\$755,000	05-Oct-23
8 IRVINE STREET MOUNT EVELYN VIC 3796	\$785,000	26-Feb-24

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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## 33 BAILEY ROAD MOUNT EVELYN VIC 3796

Sold Price

<sup>RS</sup> \$770,000 <sup>UN</sup>

Sold Date 26-Feb-24

3 1 3

Distance 0.78km



## 11 THE CRESCENT MOUNT EVELYN VIC 3796

Sold Price

<sup>RS</sup> \$755,000 <sup>UN</sup>

Sold Date 05-Oct-23

3 1 2

Distance 0.85km



## 8 IRVINE STREET MOUNT EVELYN VIC 3796

Sold Price

<sup>RS</sup> \$785,000 <sup>UN</sup>

Sold Date 26-Feb-24

3 1 2

Distance 1.52km



## 16 RUSSELL STREET MOUNT EVELYN VIC 3796

Sold Price

\$795,000

Sold Date 27-Oct-23

3 1 2

Distance 0.31km



## 17 RESERVES ROAD MOUNT EVELYN VIC 3796

Sold Price

<sup>RS</sup> \$780,000 <sup>UN</sup>

Sold Date 26-Feb-24

3 1 2

Distance 1.81km

RS = Recent sale UN = Undisclosed Sale

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