

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 4 Buckmaster Drive, Mount Evelyn Vic 3796

Indicative selling price

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

Range between \$1,100,000 & \$1,175,000

Median sale price

Median price \$900,000 Property type House Suburb Mount Evelyn

Period - From 01/10/2021 to 31/12/2021 Source REIV

Comparable property sales

A* 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
21 Elsie Grove, Mount Evelyn Vic 3796	\$1,002,750	05/11/2021
90 Johns Crescent, Mount Evelyn Vic 3796	\$1,150,000	10/11/2021
42a Fernhill Road, Mount Evelyn Vic 3796	\$1,020,000	20/01/2022

This Statement of Information was prepared on: 29/03/2022