

## 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

32 FERNHILL ROAD, 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)

Price Range: \$980,000 to \$1,060,000

### Median sale price

Median price \$830,000 Property type House Suburb Mount Evelyn

Period - From 01/10/2023 to 30/09/2024 Source 

### 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) 13 VIEW ST, MOUNT EVELYN, VIC 3796      | \$960,000   | 21/08/2024   |
| 2) 95 FERNHILL RD, MOUNT EVELYN, VIC 3796  | \$960,000   | 11/10/2024   |
| 3) 33 THE CRESCENT, MOUNT EVELYN, VIC 3796 | \$1,000,000 | 08/10/2024   |

This Statement of Information was prepared on: 12/11/2024