

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

8 Cameron Road, Mount Evelyn Vic 3796

Indicative selling price

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

Range between \$640,000

&

\$680,000

Median sale price

Median price \$740,357

Property Type House

Suburb Mount Evelyn

Period - From 01/10/2020

to

31/12/2020

Source REIV

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 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	261 Swansea Rd LILYDALE 3140	\$680,000	24/12/2020
2	380 Swansea Rd LILYDALE 3140	\$680,000	30/11/2020
3	1 Brightwell Rd LILYDALE 3140	\$670,000	01/01/2021

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 six months.~~

This Statement of Information was prepared on:

04/03/2021 09:39



Property Type: House
Land Size: 1254 sqm approx
Agent Comments

Indicative Selling Price
 \$640,000 - \$680,000
Median House Price
 December quarter 2020: \$740,357

Comparable Properties



261 Swansea Rd LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$680,000
Method: Private Sale
Date: 24/12/2020
Property Type: House
Land Size: 1000 sqm approx



380 Swansea Rd LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$680,000
Method: Private Sale
Date: 30/11/2020
Rooms: 9
Property Type: House (Res)
Land Size: 1082 sqm approx



1 Brightwell Rd LILYDALE 3140 (VG)

Agent Comments



Price: \$670,000
Method: Sale
Date: 01/01/2021
Property Type: House (Res)
Land Size: 1052 sqm approx