

# 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

2/5 Hordern Road, Mount Evelyn Vic 3796

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$720,000 & \$770,000

### Median sale price

Median price \$840,000 Property Type House Suburb Mount Evelyn

Period - From 16/10/2023 to 15/10/2024 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	3 Osmaston PI MOUNT EVELYN 3796	\$745,000	08/05/2024
2	3/10 Snowball Av MOUNT EVELYN 3796	\$770,000	19/04/2024
3	50 Birmingham Rd MOUNT EVELYN 3796	\$765,000	18/04/2024

**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:

16/10/2024 15:01



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$720,000 - \$770,000  
**Median House Price**  
16/10/2023 - 15/10/2024: \$840,000

## Comparable Properties

**3 Osmaston PI MOUNT EVELYN 3796 (VG)**

Agent Comments



**Price:** \$745,000  
**Method:** Sale  
**Date:** 08/05/2024  
**Property Type:** Flat/Unit/Apartment (Res)



**3/10 Snowball Av MOUNT EVELYN 3796 (REI/VG)**

Agent Comments



**Price:** \$770,000  
**Method:** Private Sale  
**Date:** 19/04/2024  
**Property Type:** House



**50 Birmingham Rd MOUNT EVELYN 3796 (REI/VG)**

Agent Comments



**Price:** \$765,000  
**Method:** Private Sale  
**Date:** 18/04/2024  
**Property Type:** House  
**Land Size:** 434 sqm approx

Account - Barry Plant | P: 03 9735 3300