## 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									
Range betwee	\$720,000		&		\$770,000				
Median sale p	rice								
Median price	\$840,000	Pro	operty Type	Hou	se		Suburb	Mount Evelyn	
Period - From	16/10/2023	to	15/10/2024		So	urce	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.

Ad	dress 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**



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

Agent Comments



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



50 Birmingham Rd MOUNT EVELYN 3796 (REI/VG)



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



propertydata

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