## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

96

#### Indicative selling price

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

Range between	\$980,000	&	\$1,050,000
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#### Median sale price

Median price	\$900,000	Pro	perty Type	House		Suburb	Mount Evelyn
Period - From	01/10/2021	to	31/12/2021		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

Add	dress of comparable property	Price	Date of sale
1	20 Marshall St MOUNT EVELYN 3796	\$1,100,000	16/02/2022
2	42a Fernhill Rd MOUNT EVELYN 3796	\$1,020,000	20/01/2022
3	26 Olinda Rd MOUNT EVELYN 3796	\$993,999	28/01/2022

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/03/2022 10:58













Property Type: House Land Size: 1148 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$980,000 - \$1,050,000 **Median House Price** 

December quarter 2021: \$900,000

## Comparable Properties



20 Marshall St MOUNT EVELYN 3796 (REI)





Price: \$1,100,000 Method: Private Sale Date: 16/02/2022 Property Type: House Land Size: 1882 sqm approx **Agent Comments** 



42a Fernhill Rd MOUNT EVELYN 3796 (REI)







Agent Comments

Price: \$1,020,000 Method: Private Sale Date: 20/01/2022 Property Type: House



26 Olinda Rd MOUNT EVELYN 3796 (REI)







Price: \$993.999 Method: Private Sale Date: 28/01/2022 Property Type: House Land Size: 1092 sqm approx Agent Comments

**Account** - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122





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