

# 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

3 Gear Avenue, 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 \$980,000 & \$1,050,000

### Median sale price

Median price \$900,000 Property 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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

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



 6  2  8

**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)**

**Agent Comments**

 4  2  2

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



**42a Fernhill Rd MOUNT EVELYN 3796 (REI)**

**Agent Comments**

 4  2  2

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



**26 Olinda Rd MOUNT EVELYN 3796 (REI)**

**Agent Comments**

 4  2  3

**Price:** \$993,999  
**Method:** Private Sale  
**Date:** 28/01/2022  
**Property Type:** House  
**Land Size:** 1092 sqm approx

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