

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

17 OLD HEREFORD ROAD MOUNT EVELYN VIC 3796

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$841,000

Property type

House

Suburb

Mount Evelyn

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

5 ROLAND AVENUE MOUNT EVELYN VIC 3796	740000	03-Aug-22
10 ROLAIN CLOSE LILYDALE VIC 3140	757500	06-Jun-22
5 VIEW STREET MOUNT EVELYN VIC 3796	765000	19-Jul-22

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 25 October 2022


**5 ROLAND AVENUE MOUNT
EVELYN VIC 3796**
 3  1  2

Sold Price

^{RS}
740000

Sold Date

03-Aug-22

Distance

1.72km

**10 ROLAIN CLOSE LILYDALE VIC
3140**
 3  1  2

Sold Price

757500

Sold Date

06-Jun-22

Distance

1.84km

**5 VIEW STREET MOUNT EVELYN
VIC 3796**
 3  1  1

Sold Price

765000

Sold Date

19-Jul-22

Distance

1.71km
RS = Recent sale

UN = Undisclosed Sale

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