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	

Indicative selling price

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

Range between \$750,000	&	\$790,000
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Median sale price

Median price	\$868,500	Pro	perty Type	House		Suburb	Mount Evelyn
Period - From	01/07/2023	to	30/09/2023		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

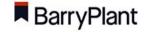
Add	dress of comparable property	Price	Date of sale
1	16 Russell St MOUNT EVELYN 3796	\$795,000	27/10/2023
2	2/11 The Crescent MOUNT EVELYN 3796	\$755,000	20/09/2023
3	46 Irvine St MOUNT EVELYN 3796	\$720,000	20/10/2023

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:	15/11/2023 16:38









Rooms: 4

Property Type: House Land Size: 948 sqm approx

Agent Comments

Indicative Selling Price \$750,000 - \$790,000 **Median House Price** September quarter 2023: \$868,500

Comparable Properties



16 Russell St MOUNT EVELYN 3796 (REI)





Price: \$795,000 Method: Private Sale Date: 27/10/2023 Property Type: House Land Size: 1187 sqm approx **Agent Comments**



2/11 The Crescent MOUNT EVELYN 3796 (REI) Agent Comments







Price: \$755,000 Method: Private Sale Date: 20/09/2023 Property Type: House Land Size: 597 sqm approx



46 Irvine St MOUNT EVELYN 3796 (REI)





Price: \$720.000 Method: Private Sale Date: 20/10/2023 Property Type: House Land Size: 869 sqm approx Agent Comments

Account - Barry Plant | P: 03 9735 3300



