

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

57 Fernhill Road, Mount Evelyn Vic 3796

Indicative selling price

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

Range between \$750,000 & \$790,000

Median sale price

Median price

\$868,500

Property 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	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 comparable properties 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)

Agent Comments



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



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)

Agent Comments



Price: \$720,000
Method: Private Sale
Date: 20/10/2023
Property Type: House
Land Size: 869 sqm approx

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