## 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

49 Old Hereford Road, Mount Evelyn Vic 3796

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$650,000		&		\$700,000				
Median sale p	rice								
Median price	\$900,000	Pro	operty Type	Hous	se		Suburb	Mount Evelyn	
Period - From	01/10/2021	to	30/09/2022		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	12 Bailey Rd MOUNT EVELYN 3796	\$740,000	20/07/2022
2	39 Russell St MOUNT EVELYN 3796	\$660,000	14/09/2022
3	111 Fernhill Rd MOUNT EVELYN 3796	\$650,000	15/09/2022

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:

09/11/2022 13:30



49 Old Hereford Road, Mount Evelyn Vic 3796







Property Type: Divorce/Estate/Family Transfers Land Size: 993 sqm approx Agent Comments Indicative Selling Price \$650,000 - \$700,000 Median House Price Year ending September 2022: \$900,000

# **Comparable Properties**



Price: \$650,000 Method: Sale Date: 15/09/2022 Property Type: House (Res) Land Size: 2233 sqm approx

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

propertydata



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