

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$700,000

### Median sale price

Median price \$900,000 Property Type House Suburb Mount Evelyn

Period - From 01/10/2021 to 30/09/2022 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	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



**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



**12 Bailey Rd MOUNT EVELYN 3796 (REI/VG)** **Agent Comments**



**Price:** \$740,000  
**Method:** Private Sale  
**Date:** 20/07/2022  
**Property Type:** House  
**Land Size:** 478 sqm approx



**39 Russell St MOUNT EVELYN 3796 (REI/VG)** **Agent Comments**



**Price:** \$660,000  
**Method:** Private Sale  
**Date:** 14/09/2022  
**Property Type:** House  
**Land Size:** 1066 sqm approx

**111 Fernhill Rd MOUNT EVELYN 3796 (VG)** **Agent Comments**



**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