

## 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

21-23 South Avenue 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$634,000

Property type

House

Suburb

Mount Evelyn

Period-from

01 Feb 2019

to

31 Jan 2020

Source

Corelogic

### 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 6 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

12 Rangeview Road Mount Evelyn VIC 3796	\$1,110,000	07-Sep-19
17 Bourke Street Mount Evelyn VIC 3796	\$900,000	03-Oct-19
7 Heath Avenue Mount Evelyn VIC 3796	\$867,000	18-Sep-19

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 6 months.~~

This Statement of Information was prepared on: 18 February 2020



**12 Rangeview Road Mount Evelyn VIC 3796**

 4  2  4

Sold Price

**\$1,110,000**

Sold Date

**07-Sep-19**

Distance

**1.29km**



**17 Bourke Street Mount Evelyn VIC 3796**

 4  2  2

Sold Price

**\$900,000**

Sold Date

**03-Oct-19**

Distance

**1.75km**



**7 Heath Avenue Mount Evelyn VIC 3796**

 4  2  6

Sold Price

**\$867,000**

Sold Date

**18-Sep-19**

Distance

**1.66km**

RS = Recent sale

UN = Undisclosed Sale

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