#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

| Property | offered | for s | sale |
|----------|---------|-------|------|
|----------|---------|-------|------|

| Address<br>Including suburb and<br>postcode |  |
|---------------------------------------------|--|
|                                             |  |

#### Indicative selling price

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

| Range between | \$1,550,000 | & | \$1,700,000 |
|---------------|-------------|---|-------------|
| hange between | \$1,550,000 | α | \$1,700,000 |

#### Median sale price

| Median price  | \$805,000  | Pro | perty Type | House |        | Suburb | Mount Evelyn |
|---------------|------------|-----|------------|-------|--------|--------|--------------|
| Period - From | 01/10/2022 | to  | 31/12/2022 |       | 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

| 1 | 7 Leggett Dr MOUNT EVELYN 3796 | \$1,710,000 | 11/11/2022 |
|---|--------------------------------|-------------|------------|
| 2 | 33 Forge Rd MOUNT EVELYN 3796  | \$1,440,000 | 20/10/2022 |
| 3 |                                |             |            |

#### 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: | 27/02/2023 10:53 |
|------------------------------------------------|------------------|



Date of sale



Philippa Leitner 9874 7677 0409 870 644 philippa@hoskins.com.au

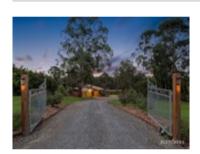
Indicative Selling Price \$1,550,000 - \$1,700,000 Median House Price December quarter 2022: \$805,000



## Property Type: House Land Size: 8974 sqm approx

**Agent Comments** 

### Comparable Properties



7 Leggett Dr MOUNT EVELYN 3796 (REI/VG)

Price: \$1,710,000 Method: Private Sale Date: 11/11/2022 Property Type: House

Land Size: 11132 sqm approx

**Agent Comments** 



33 Forge Rd MOUNT EVELYN 3796 (REI/VG)

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Price: \$1,440,000 Method: Private Sale Date: 20/10/2022 Property Type: House Land Size: 5081 sqm approx **Agent Comments** 

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.

Account - Hoskins | P: 98747677, 9722 9755



