

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

4 Mckillop Road, Mount Evelyn Vic 3796

Indicative selling price

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

Range between \$1,550,000

&

\$1,700,000

Median sale price

Median price \$805,000

Property 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 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	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:

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Indicative Selling Price

\$1,550,000 - \$1,700,000

Median House Price

December quarter 2022: \$805,000



 8  4  2

Property Type: House

Land Size: 8974 sqm approx

Agent Comments

Comparable Properties



7 Leggett Dr MOUNT EVELYN 3796 (REI/VG)

Agent Comments

 4  2  7

Price: \$1,710,000

Method: Private Sale

Date: 11/11/2022

Property Type: House

Land Size: 11132 sqm approx



33 Forge Rd MOUNT EVELYN 3796 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,440,000

Method: Private Sale

Date: 20/10/2022

Property Type: House

Land Size: 5081 sqm approx

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.