Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$800,000	&	\$880,000
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Median sale price

Median price	\$881,500	Pro	perty Type	House		Suburb	Mount Evelyn
Period - From	01/01/2022	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

Aut	areas or comparable property	1 1100	Date of Sale
1	33 Clegg Rd MOUNT EVELYN 3796	\$880,000	03/12/2022
2	5 Aqueduct Av MOUNT EVELYN 3796	\$850,000	16/02/2023
3	3 Rangeview Rd MOUNT EVELYN 3796	\$850,000	12/10/2022

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:	15/03/2023 00:07



Date of sale











Property Type: House (Res) Agent Comments

Indicative Selling Price \$800,000 - \$880,000 Median House Price Year ending December 2022: \$881,500

Comparable Properties



33 Clegg Rd MOUNT EVELYN 3796 (REI)

4





Price: \$880,000 Method: Private Sale Date: 03/12/2022 Property Type: House Land Size: 2025 sqm approx **Agent Comments**



5 Aqueduct Av MOUNT EVELYN 3796 (REI)

= 5

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Price: \$850,000 Method: Private Sale Date: 16/02/2023 Property Type: House Land Size: 1302 sqm approx **Agent Comments**



3 Rangeview Rd MOUNT EVELYN 3796 (REI)

2





Agent Comments

Price: \$850,000 Method: Private Sale Date: 12/10/2022 Property Type: House Land Size: 864 sqm approx

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





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