

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

17 Aqueduct Avenue, Mount Evelyn Vic 3796

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$881,500 Property 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	Price	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



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)

Agent Comments



Price: \$880,000

Method: Private Sale

Date: 03/12/2022

Property Type: House

Land Size: 2025 sqm approx



5 Aqueduct Av MOUNT EVELYN 3796 (REI)

Agent Comments



Price: \$850,000

Method: Private Sale

Date: 16/02/2023

Property Type: House

Land Size: 1302 sqm approx



3 Rangeview Rd MOUNT EVELYN 3796 (REI)

Agent Comments



Price: \$850,000

Method: Private Sale

Date: 12/10/2022

Property Type: House

Land Size: 864 sqm approx

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