## 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	42 Quinn Crescent, Mount Evelyn Vic 3796
postcode	

#### Indicative selling price

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

Range between	\$820,000	&	\$870,000
-			

#### Median sale price

Median price	\$895,000	Pro	perty Type	House		Suburb	Mount Evelyn
Period - From	01/10/2024	to	31/12/2024		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

Add	dress of comparable property	Price	Date of sale
1	150 Quinn Cr MOUNT EVELYN 3796	\$835,000	06/01/2025
2	106 Commercial Rd MOUNT EVELYN 3796	\$830,000	09/12/2024
3	1 Adams La MOUNT EVELYN 3796	\$852,000	05/09/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	26/02/2025 14:37









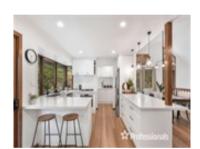
Rooms: 6

Property Type: House Land Size: 1060 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$820,000 - \$870,000 **Median House Price** December quarter 2024: \$895,000

## Comparable Properties



150 Quinn Cr MOUNT EVELYN 3796 (REI)



**Agent Comments** 

Price: \$835,000 Method: Private Sale Date: 06/01/2025 Property Type: House

Land Size: 1191 sqm approx



106 Commercial Rd MOUNT EVELYN 3796 (REI/VG)







**Agent Comments** 

Price: \$830,000 Method: Private Sale Date: 09/12/2024 Property Type: House

Land Size: 1164 sqm approx



1 Adams La MOUNT EVELYN 3796 (REI/VG)





Price: \$852,000

Method: Private Sale Date: 05/09/2024 Property Type: House Land Size: 802 sqm approx **Agent Comments** 

Account - Barry Plant | P: 03 9735 3300



