

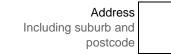
Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980



Property offered for sale



1 Waycott Way, MOUNT EVELYN, VIC 3796

Indicative selling price

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

\$840,000 Price Range: \$790,000 to Median sale price Median price \$845,000 Property type House Suburb Mount Evelyn Period - From 01/04/2023 31/03/2024 Source to pricefinder

Comparable property sales

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 MICHAEL LANE, MOUNT EVELYN, VIC 3796	\$815,000	12/04/2024
2) 26 VIEW STREET, MOUNT EVELYN, VIC 3796	\$820,000	12/04/2024
3) 5A HEATH AVE, MOUNT EVELYN, VIC 3796	\$845,000	18/03/2024

This Statement of Information was prepared on: 26/06/2024

