

# 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

101 Commercial Road, Mount Evelyn Vic 3796
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$750,000
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 & 

\$825,000
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### Median sale price

Median price 

\$868,500
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 Property Type 

House
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 Suburb 

Mount Evelyn
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Period - From 

01/07/2023
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 to 

30/09/2023
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 Source 

REIV
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### 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	28 View St MOUNT EVELYN 3796	\$830,000	07/11/2023
2	11 Hordern Rd MOUNT EVELYN 3796	\$820,000	30/07/2023
3	146 Quinn Cr MOUNT EVELYN 3796	\$765,000	05/10/2023

**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: 

04/12/2023 12:18
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**Property Type:** House

**Land Size:** 1517 sqm approx

Agent Comments

## Comparable Properties



**28 View St MOUNT EVELYN 3796 (REI)**

Agent Comments



**Price:** \$830,000

**Method:** Private Sale

**Date:** 07/11/2023

**Property Type:** House

**Land Size:** 1254 sqm approx



**11 Hordern Rd MOUNT EVELYN 3796 (REI/VG)** Agent Comments



**Price:** \$820,000

**Method:** Private Sale

**Date:** 30/07/2023

**Property Type:** House

**Land Size:** 898 sqm approx



**146 Quinn Cr MOUNT EVELYN 3796 (REI/VG)** Agent Comments



**Price:** \$765,000

**Method:** Private Sale

**Date:** 05/10/2023

**Property Type:** House

**Land Size:** 831 sqm approx