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	118 Fernhill Road, Mount Evelyn Vic 3796
Including suburb and	•
postcode	

Indicative selling price

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

Range between	\$870,000	&	\$950,000
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Median sale price

Median price	\$877,000	Pro	perty Type	House		Suburb	Mount Evelyn
Period - From	01/01/2024	to	31/03/2024		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

Address of comparable property		Price	Date of sale
1	55 Fernhill Rd MOUNT EVELYN 3796	\$900,000	12/01/2024
2	31 Bailey Rd MOUNT EVELYN 3796	\$900,000	08/02/2024
3	25a North Av MOUNT EVELYN 3796	\$870,000	13/12/2023

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:	01/05/2024 23:35













Property Type:

Divorce/Estate/Family Transfers Land Size: 642 sqm approx

Agent Comments

Indicative Selling Price \$870,000 - \$950,000 **Median House Price** March quarter 2024: \$877,000

Comparable Properties



55 Fernhill Rd MOUNT EVELYN 3796 (REI/VG)





Price: \$900,000 Method: Private Sale Date: 12/01/2024 Property Type: House Land Size: 453 sqm approx

31 Bailey Rd MOUNT EVELYN 3796 (REI)







Price: \$900,000 Method: Private Sale Date: 08/02/2024 Property Type: House Land Size: 1079 sqm approx Agent Comments

Agent Comments



25a North Av MOUNT EVELYN 3796 (REI/VG)

Price: \$870.000 Method: Private Sale Date: 13/12/2023 Property Type: House Land Size: 1075 sqm approx Agent Comments

Account - Barry Plant | P: 03 9735 3300





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