

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

118 Fernhill Road, Mount Evelyn Vic 3796

Indicative selling price

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

Range between \$870,000 & \$950,000

Median sale price

Median price \$877,000 Property 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	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 comparable properties 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) Agent Comments



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) Agent Comments



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



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



Price: \$870,000
Method: Private Sale
Date: 13/12/2023
Property Type: House
Land Size: 1075 sqm approx

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