

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

11b Fernhill Road, Mt Evelyn 3796

**Indicative selling price**

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

Range Between

\$590,000

&

\$640,000

**Median sale price**

Median price

\$843,500

Property type

*House*

Suburb

Mount Evelyn

Period - From

01/01/2023

to

31/12/2023

Source

REIV

**Comparable property sales**

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: 31/01/2024