

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

131 Birmingham Rd, Mount Evelyn 3796

Indicative selling price

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

Single Price \$755,000 & \$795,000

Median sale price

Median price \$842,000 Property type *House* Suburb Lilydale

Period - From 01/04/2023 to 30/06/2023 Source REIV

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) 3 Kemp Av MOUNT EVELYN 3796	\$760,370	11/02/2023
2) 3/16 Wedderburn Cr MOUNT EVELYN 3796	\$765,000	03/04/2023
3) 2 Hawkins Rd MONTROSE 3765	\$780,000	30/05/2023

This Statement of Information was prepared on: 01/08/2023