

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

19 RANGEVIEW ROAD, MOUNT EVELYN, VIC 3796

**Indicative selling price**

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

Price Range:

\$700,000

to

\$750,000

**Median sale price**

Median price

\$840,000

Property type

House

Suburb

Mount Evelyn

Period - From

01/07/2023

to

30/06/2024

Source



**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) 26 THE CRES, MOUNT EVELYN, VIC 3796	\$753,000	09/05/2024
2) 5 KEMP AVE, MOUNT EVELYN, VIC 3796 \$737,000	\$737,000	04/05/2024
3) 18 STUBBS AVE, MOUNT EVELYN, VIC 3796	\$740,000	25/04/2024

This Statement of Information was prepared on: 09/07/2024