

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

28 North Avenue, 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)

Single Price \$695,000 & \$735,000

**Median sale price**

Median price \$830,000 Property type *House* Suburb Mount Evelyn

Period - From 01/10/2023 to 31/12/2023 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) 66 Commercial Rd MOUNT EVELYN 3796	\$745,000	21/12/2023
2) 46 Irvine St MOUNT EVELYN 3796	\$720,000	20/10/2023
3) 29 Commercial Rd MOUNT EVELYN 3796	\$692,000	17/10/2023

This Statement of Information was prepared on: 31/01/2024