

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

40 Stringybark Boulevard, 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: \$810,000 & \$860,000

### Median sale price

Median price \$870,500 Property type *House* Suburb Mount Evelyn

Period - From 01/04/2023 to 31/03/2024 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) 20 Mitarm CI MOUNT EVELYN 3796 | \$820,000 | 21/03/2024   |
| 2) 25a North Av MOUNT EVELYN 3796 | \$870,000 | 13/12/2023   |
| 3) 31 Bailey Rd MOUNT EVELYN 3796 | \$900,000 | 08/02/2024   |

This Statement of Information was prepared on: 24/04/2024