

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

47 Littlejohn Avenue, Mount Evelyn Vic 3796

Indicative selling price

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

Range between \$870,000 & \$940,000

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 (*Delete A or B below as applicable)

~~A* 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	51 Littlejohn Av MOUNT EVELYN 3796	\$920,000	04/01/2024
2			
3			

OR

B* 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: 28/02/2024 15:30



 4  2  3

Rooms: 8
Property Type: House
Land Size: 864 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$870,000 - \$940,000
Median House Price
Year ending December 2023: \$843,500

Comparable Properties



51 Littlejohn Av MOUNT EVELYN 3796 (REI)

[Agent Comments](#)

 4  2  2

Price: \$920,000
Method: Private Sale
Date: 04/01/2024
Property Type: House
Land Size: 963 sqm approx

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.