

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

48-52 The Crescent, Mount Evelyn

### Indicative selling price

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

Single Price

\$900,000

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\$990,000

### Median sale price

Median price

\$868,500

Property type

House

Suburb

Mount Evelyn

Period - From

01/07/2023

to

30/09/2023

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) 16a Clegg Rd MOUNT EVELYN 3796	\$1,120,000	10/07/2023
2) 55 Falkingham Rd MOUNT EVELYN 3796	\$1,005,000	09/08/2023
3) 6 Bourke St MOUNT EVELYN 3796	\$960,000	15/11/2023

This Statement of Information was prepared on: 11/01/2024