

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 52 Warrawee Road, Mount Evelyn Vic 3796

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$877,000 Property Type House Suburb Mount Evelyn

Period - From 01/01/2024 to 31/03/2024 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	4 Liquidambar La MOUNT EVELYN 3796	\$1,020,000	26/03/2024
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: 24/05/2024 12:23

52 Warrawee Road, Mount Evelyn Vic 3796

**Jellis
Craig**

Patrick Donker

9726 8888

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patrickdonker@jellisrcraig.com.au



Property Type: House
Land Size: 2260 sqm approx
Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

March quarter 2024: \$877,000

Comparable Properties



4 Liquidambar La MOUNT EVELYN 3796 (REI) Agent Comments



Price: \$1,020,000
Method: Private Sale
Date: 26/03/2024
Property Type: House
Land Size: 958 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.

Account - Jellis Craig | P: 03 9726 8888



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