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

58 Leggett Drive, Mount Evelyn Vic 3796

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$870,000		&		\$940,000				
Median sale p	rice								
Median price	\$877,000	Pro	operty Type	Hou	ISE		Suburb	Mount Evelyn	
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	7a Fernhill Rd MOUNT EVELYN 3796	\$935,000	05/12/2023
2	51 Littlejohn Av MOUNT EVELYN 3796	\$920,000	04/01/2024
3	55 Fernhill Rd MOUNT EVELYN 3796	\$900,000	12/01/2024

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:

14/05/2024 15:17









Rooms: 8 Property Type: House (Res) Land Size: 712 sqm approx Agent Comments Indicative Selling Price \$870,000 - \$940,000 Median House Price March quarter 2024: \$877,000

Comparable Properties



7a Fernhill Rd MOUNT EVELYN 3796 (REI/VG) Agent Comments



Price: \$935,000 Method: Private Sale Date: 05/12/2023 Property Type: House Land Size: 688 sqm approx



51 Littlejohn Av MOUNT EVELYN 3796 (REI)

Agent Comments



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



55 Fernhill Rd MOUNT EVELYN 3796 (REI/VG) Agent Comments



Price: \$900,000 Method: Private Sale Date: 12/01/2024 Property Type: House Land Size: 453 sqm approx

Account - Hoskins | P: 03 9722 9755



propertydata

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