

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

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	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



 3  2  2

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

 3  2  -

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

 4  2  2

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

 3  2  2

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

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