

# 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 63 Birmingham Road, Mount Evelyn Vic 3796

### Indicative selling price

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

Range between \$700,000 & \$770,000

### 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 | 12 Heath Av MOUNT EVELYN 3796     | \$750,000 | 02/02/2024   |
| 2 | 9 Buckmaster Dr MOUNT EVELYN 3796 | \$720,000 | 24/01/2024   |
| 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: 17/06/2024 09:31



**Property Type:** House

**Land Size:** 864 sqm approx

Agent Comments

## Comparable Properties



**12 Heath Av MOUNT EVELYN 3796 (REI)**

Agent Comments



**Price:** \$750,000

**Method:** Private Sale

**Date:** 02/02/2024

**Property Type:** House

**Land Size:** 870 sqm approx



**9 Buckmaster Dr MOUNT EVELYN 3796  
(REI/VG)**

Agent Comments



**Price:** \$720,000

**Method:** Private Sale

**Date:** 24/01/2024

**Property Type:** House

**Land Size:** 2416 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.