

## 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

74 YORK 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)

Price Range: \$780,000 to \$830,000

### Median sale price

Median price \$830,000 Property type *House* Suburb Mount Evelyn

Period - From 01/06/2023 to 31/05/2024 Source Corelogic

### 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) 17 HEATH AVENUE MOUNT EVELYN VIC 3796	\$814,170	15/04/2024
2) 57 FERNHILL ROAD MOUNT EVELYN VIC 3796	\$830,000	23/12/2023
3) 61 COMMERCIAL ROAD MOUNT EVELYN VIC 3796	\$780,000	27/03/2024

This Statement of Information was prepared on: 11/06/2024