

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

8 MICHAEL LANE, MOUNT EVELYN, VIC 3796

Indicative selling price

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

Price Range: \$850,000 to \$890,000

Median sale price

Median price \$840,000 Property type *House* Suburb Mount Evelyn

Period - From 01/04/2023 to 31/03/2024 Source



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) 11A HORDERN RD, MOUNT EVELYN, VIC 3796	\$840,000	15/03/2024
2) 86 HEREFORD RD, MOUNT EVELYN, VIC 3796	\$877,000	07/02/2024
3) 55 FERNHILL RD, MOUNT EVELYN, VIC 3796	\$900,000	12/01/2023

This Statement of Information was prepared on: 14/05/2024