

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 MURRUMBUNG 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:

\$750,000

&

\$790,000

### Median sale price

Median price

\$835,600

Property type

House

Suburb

Mount Evelyn

Period - From

01/04/2023

to

31/03/2024

Source

Pricefinder

### 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) 4 PRIESTLEY CRES, MOUNT EVELYN, VIC 3796 | \$765,000 | 16/01/2024   |
| 2) 21 HAWKINS RD, MONTROSE, VIC 3765        | \$770,000 | 15/12/2023   |
| 3) 147 YORK RD, MONTROSE, VIC 3765          | \$769,000 | 09/11/2024   |

This Statement of Information was prepared on: 23/04/2023