

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

**86 Johns Crescent, Mount Evelyn 3796**

**Indicative selling price**

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

Single Price

**\$790,000**

&

**\$840,000**

**Median sale price**

Median price

**\$842,000**

Property type

**House**

Suburb

**Mount Evelyn**

Period - From

**01/04/2023**

to

**30/06/2023**

Source

**REIV**

**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) 19 Falkingham Rd, Mt Evelyn 3796	\$816,000	12/07/2023
2) 11 Hordern Rd, Mt Evelyn 3796	\$820,000	30/07/2023
3) 362 Swansea Rd, Mt Evelyn 3796	\$848,880	17/08/2023

This Statement of Information was prepared on: **21/09/2023**