

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

9 MARGARET 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: \$760,000 to \$810,000

**Median sale price**

Median price \$827,500 Property type *House* Suburb Mount Evelyn

Period - From 01/05/2023 to 30/04/2024 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) 4 PRIESTLEY CRES, MOUNT EVELYN, VIC 3796	\$765,000	16/01/2024
2) 36 CURRAJONG AVE, MOUNT EVELYN, VIC 3796	\$810,000	10/05/2024
3) 33 BAILEY ROAD, MOUNT EVELYN, VIC 3796	\$770,000	20/02/2023

This Statement of Information was prepared on: 15/05/2024