

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

90 HEREFORD ROAD, MOUNT EVELYN, VIC 3796

Indicative selling price

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

Price Range: \$750,000 to \$790,000

Median sale price

Median price \$842,500 Property type *House* Suburb Mount Evelyn

Period - From 01/07/2023 to 30/06/2024 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) 26 THE CRES, MOUNT EVELYN, VIC 3796	\$753,000	09/05/2024
2) 33 BAILEY RD, MOUNT EVELYN, VIC 3796	\$770,000	20/02/2024
3) 7 CORLESS CL, MOUNT EVELYN, VIC 3796	\$785,000	05/06/2024

This Statement of Information was prepared on: 03/07/2024