

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

46 IRVINE STREET MOUNT EVELYN VIC 3796

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$720,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

House

Suburb

Mount Evelyn

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

17 MARCUS STREET MOUNT EVELYN VIC 3796	\$745,000	22-Jun-23
82 QUINN CRESCENT MOUNT EVELYN VIC 3796	\$750,000	18-May-23
4 MITCHELL ROAD LILYDALE VIC 3140	\$760,000	10-Apr-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 18 August 2023


**17 MARCUS STREET MOUNT
EVELYN VIC 3796**
 3  1  2

Sold Price

^{RS} **\$745,000** Sold Date **22-Jun-23**

 Distance **0.72km**

**82 QUINN CRESCENT MOUNT
EVELYN VIC 3796**
 3  1  -

Sold Price

^{RS} **\$750,000** Sold Date **18-May-23**

 Distance **1.23km**

**4 MITCHELL ROAD LILYDALE VIC
3140**
 3  1  4

Sold Price

^{RS} **\$760,000** Sold Date **10-Apr-23**

 Distance **1.39km**
RS = Recent sale

UN = Undisclosed Sale

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