

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

50 BIRMINGHAM ROAD 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

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$827,500

Property type

House

Suburb

Mount Evelyn

Period-from

01 Apr 2023

to

31 Mar 2024

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

70 BIRMINGHAM ROAD MOUNT EVELYN VIC 3796	\$750,000	15-Feb-24
6 RAILWAY ROAD MOUNT EVELYN VIC 3796	\$740,000	23-Feb-24
11A HORDERN ROAD MOUNT EVELYN VIC 3796	\$840,000	15-Mar-24

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: 02 April 2024

**70 BIRMINGHAM ROAD MOUNT
EVELYN VIC 3796**3  2  2 Sold Price ^{RS} **\$750,000** ^{UN} Sold Date **15-Feb-24**Distance **0.19km****6 RAILWAY ROAD MOUNT EVELYN
VIC 3796**3  2  2 Sold Price ^{RS} **\$740,000** ^{UN} Sold Date **23-Feb-24**Distance **0.66km****11A HORDERN ROAD MOUNT
EVELYN VIC 3796**3  2  2 Sold Price ^{RS} **\$840,000** Sold Date **15-Mar-24**Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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