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	23 Bradman Avenue 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	$1,030,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$803,750	Property type	House	Suburb	Mount Evelyn
Period-from	01 Feb 2021	to	31 Jan 2022	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
42A Fernhill Road Mount Evelyn VIC 3796	$1,020,000	20-Jan-22
9 Lara Court Mount Evelyn VIC 3796	$950,000	08-Dec-21
2 Pisces Court Lilydale VIC 3140	$1,045,000	14-Oct-21

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.~~

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BarryPlant

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42A Fernhill Road Mount Evelyn VIC 3796

4 2 2

Sold Price RS $1,020,000 Sold Date **20-Jan-22**

Distance **0.67km**



9 Lara Court Mount Evelyn VIC 3796

4 2 2

Sold Price $950,000 Sold Date **08-Dec-21**

Distance **1.56km**



2 Pisces Court Lilydale VIC 3140

4 2 2

Sold Price **$1,045,000** Sold Date **14-Oct-21**

Distance **1.83km**

RS = Recent sale **UN** = Undisclosed Sale

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