## 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

47 Littlejohn Avenue, Mount Evelyn Vic 3796

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$870,000		&		\$940,000			
Median sale p	rice							
Median price	\$843,500	Pro	operty Type	Hou	se		Suburb	Mount Evelyn
Period - From	01/01/2023	to	31/12/2023		So	ource	REIV	

### 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	51 Littlejohn Av MOUNT EVELYN 3796	\$920,000	04/01/2024
2			
3			

OR

**B**<sup>\*</sup> 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 six months.

This Statement of Information was prepared on:

28/02/2024 15:30









Rooms: 8 Property Type: House Land Size: 864 sqm approx Agent Comments Indicative Selling Price \$870,000 - \$940,000 Median House Price Year ending December 2023: \$843,500

Agent Comments

# **Comparable Properties**



51 Littlejohn Av MOUNT EVELYN 3796 (REI)

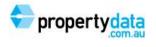


Price: \$920,000 Method: Private Sale Date: 04/01/2024 Property Type: House Land Size: 963 sqm approx

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 six months.

#### Account - Hoskins | P: 03 9722 9755





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