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	22 Fuller Road, Mount Evelyn Vic 3796
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$550,000	&	\$600,000
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Median sale price

Median price	\$641,500	Pro	perty Type	House		Suburb	Mount Evelyn
Period - From	01/10/2018	to	30/09/2019		Source	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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

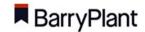
Address of comparable property		Price	Date of sale
1	96 Hereford Rd MOUNT EVELYN 3796	\$600,000	06/08/2019
2	12 Athlone St LILYDALE 3140	\$595,000	30/08/2019
3	20a Joy Av MOUNT EVELYN 3796	\$580,000	05/09/2019

OR

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

This Statement of Information was prepared on:	31/12/2019 14:17









Property Type: House **Land Size:** 857.5 sqm approx

Agent Comments

Indicative Selling Price \$550,000 - \$600,000 Median House Price Year ending September 2019: \$641,500

Comparable Properties



96 Hereford Rd MOUNT EVELYN 3796 (VG)

3



6 -

Price: \$600,000 Method: Sale Date: 06/08/2019

Property Type: House (Res) **Land Size:** 856 sqm approx

Agent Comments



12 Athlone St LILYDALE 3140 (REI/VG)

— 3



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Price: \$595,000 Method: Private Sale Date: 30/08/2019 Rooms: 4

kooms: 4

Property Type: House **Land Size:** 1142 sqm approx

Agent Comments



20a Joy Av MOUNT EVELYN 3796 (REI/VG)

— 4



Land Size: 1161 sqm approx

6 -

Price: \$580,000 Method: Private Sale Date: 05/09/2019 Rooms: 5

Property Type: House

Agent Comments

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



