

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

22 Fuller Road, Mount Evelyn Vic 3796

Indicative selling price

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

Range between

\$550,000

&

\$600,000

Median sale price

Median price

\$641,500

Property 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	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 comparable properties 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



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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)

Agent Comments

 3  -  -

Price: \$600,000
Method: Sale
Date: 06/08/2019
Property Type: House (Res)
Land Size: 856 sqm approx



12 Athlone St LILYDALE 3140 (REI/VG)

Agent Comments

 3  1  4

Price: \$595,000
Method: Private Sale
Date: 30/08/2019
Rooms: 4
Property Type: House
Land Size: 1142 sqm approx



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

Agent Comments

 4  2  -

Price: \$580,000
Method: Private Sale
Date: 05/09/2019
Rooms: 5
Property Type: House
Land Size: 1161 sqm approx