



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2330 BIRREGURRA-FORREST ROAD,

3 2 4

Indicative Selling Price

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

Single Price: \$720,000

Provided by: Mark Theodore, Richardson Real Estate Colac

MEDIAN SALE PRICE



FORREST, VIC, 3236

Suburb Median Sale Price (Other)

\$580,000

01 January 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



45 RIVENDELL LANE, FORREST, VIC 3236

3 1 -

Sale Price

\$580,000

Sale Date: 24/03/2017

Distance from Property: 977m



415 SEVEN BRIDGES RD, GERANGAMETE, VIC

3 3 4

Sale Price

\$750,000

Sale Date: 07/01/2017

Distance from Property: 4.5km



30 AROONA CRT, FORREST, VIC 3236

3 2 2

Sale Price

\$660,000

Sale Date: 13/10/2016

Distance from Property: 2.4km



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170 CASPERS ACCS, FORREST, VIC 3236

 4  1  -

Sale Price

\$558,000

Sale Date: 13/08/2016

Distance from Property: 1.5km



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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2330 BIRREGURRA-FORREST ROAD, FORREST, VIC 3236

Indicative selling price

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

Single Price: \$720,000

Median sale price

Median price \$580,000

House

Unit

Suburb FORREST

Period 01 January 2017 to 31 December 2017

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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 |
|---|-----------|--------------|
| 45 RIVENDELL LANE, FORREST, VIC 3236 | \$580,000 | 24/03/2017 |
| 415 SEVEN BRIDGES RD, GERANGAMETE, VIC 3249 | \$750,000 | 07/01/2017 |
| 30 AROONA CRT, FORREST, VIC 3236 | \$660,000 | 13/10/2016 |
| 170 CASPERS ACCS, FORREST, VIC 3236 | \$558,000 | 13/08/2016 |