



# STATEMENT OF INFORMATION

226 WATTLE POINT ROAD, FORGE CREEK, VIC 3875

PREPARED BY DENNIS VAN REYK, LJ HOOKER BAIRNSDALE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**226 WATTLE POINT ROAD, FORGE**

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### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$675,000**

Provided by: Dennis Van Reyk, LJ Hooker Bairnsdale

## MEDIAN SALE PRICE



**FORGE CREEK, VIC, 3875**

Suburb Median Sale Price (Other)

**\$400,000**

01 October 2016 to 30 September 2017

Provided by:  pricefinder

## COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

## 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

226 WATTLE POINT ROAD, FORGE CREEK, VIC 3875

### Indicative selling price

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Single Price: \$675,000

### Median sale price

Median price

\$400,000

House

Unit

Suburb

FORGE CREEK

Period

01 October 2016 to 30 September  
2017

Source

  
pricefinder

### Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.