

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

3 Forge Road, Mount Evelyn

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$*

or range between

\$780,000

&

\$830,000

Median sale price

Median price

\$665,828

Property type

House

Suburb

Mount Evelyn

Period - From

06/07/2019

to

05/07/2020

Source

REIU

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) 20 Watkins Crescent, Mount Evelyn	\$785,000	27/03/2020
2) 12 Jessica Court, Mount Evelyn	\$801,000	31/01/2020
3) 41 Clematis Road, Mount Evelyn	\$830,000	30/03/2020

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: 06/07/2020 09:59