

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

19B Everglade Avenue, Forest Hill Vic 3131

Indicative selling price

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

Range between \$710,000 & \$770,000

Median sale price

Median price \$1,006,000 Property Type House Suburb Forest Hill

Period - From 01/04/2020 to 30/06/2020 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	5/15-17 Sherman St FOREST HILL 3131	\$775,000	29/02/2020
2	2/406 Canterbury Rd FOREST HILL 3131	\$730,000	23/02/2020
3	5/6 Gee Ct NUNAWADING 3131	\$700,000	14/02/2020

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:

23/07/2020 09:23

19B Everglade Avenue, Forest Hill Vic 3131

**Jellis
Craig**

Miranda Bailey

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Indicative Selling Price

\$710,000 - \$770,000

Median House Price

June quarter 2020: \$1,006,000



2 1 2

Property Type: House

Land Size: 162 sqm approx

Agent Comments

Comparable Properties

5/15-17 Sherman St FOREST HILL 3131 (REI/VG)

Agent Comments

2 2 1

Price: \$775,000

Method: Auction Sale

Date: 29/02/2020

Property Type: Townhouse (Res)

2/406 Canterbury Rd FOREST HILL 3131 (VG)

Agent Comments

2 - -

Price: \$730,000

Method: Sale

Date: 23/02/2020

Property Type: Flat/Unit/Apartment (Res)



5/6 Gee Ct NUNAWADING 3131 (REI/VG)

Agent Comments

2 1 1

Price: \$700,000

Method: Sold Before Auction

Date: 14/02/2020

Rooms: 4

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.