

# 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

23 Everglade Avenue, Forest Hill Vic 3131

### Indicative selling price

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

Range between \$820,000 & \$900,000

### Median sale price

Median price \$971,000 Property Type House Suburb Forest Hill

Period - From 01/01/2020 to 31/03/2020 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	207 Blackburn Rd BLACKBURN SOUTH 3130	\$896,000	03/12/2019
2	11 Oleanda Cr NUNAWADING 3131	\$885,000	13/11/2019
3	5 East India Av NUNAWADING 3131	\$825,000	23/11/2019

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:

27/04/2020 12:45



3   1   1

**Property Type:** House (Res)

**Land Size:** 403 sqm approx

Agent Comments

## Comparable Properties



**207 Blackburn Rd BLACKBURN SOUTH 3130 (REI/VG)**

Agent Comments

3   1   1

**Price:** \$896,000

**Method:** Private Sale

**Date:** 03/12/2019

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 589 sqm approx



**11 Oleanda Cr NUNAWADING 3131 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$885,000

**Method:** Sold Before Auction

**Date:** 13/11/2019

**Property Type:** House (Res)

**Land Size:** 373 sqm approx



**5 East India Av NUNAWADING 3131 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$825,000

**Method:** Auction Sale

**Date:** 23/11/2019

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 296 sqm approx