# 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	cons	sumer.vic.gc	v.au/	/underquot	ting		
Range betweer	\$820,000		&		\$900,000			
Median sale pr	rice							
Median price	\$971,000	Pro	operty Type	Hou	se		Suburb	Forest Hill
Period - From	01/01/2020	to	31/03/2020		So	urce	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.

Ad	dress 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







**Property Type:** House (Res) **Land Size:** 403 sqm approx Agent Comments John Stack 9908 5700 0402 443 312 johnstack@jelliscraig.com.au

Indicative Selling Price \$820,000 - \$900,000 Median House Price March quarter 2020: \$971,000

# **Comparable Properties**



207 Blackburn Rd BLACKBURN SOUTH 3130 Agent Comments (REI/VG)



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)

**Q** 1

**VG)** Agent Comments



**1** 2

5 East India Av NUNAWADING 3131 (REI/VG) Agent Comments



Price: \$825,000 Method: Auction Sale Date: 23/11/2019 Rooms: 4 Property Type: House (Res) Land Size: 296 sqm approx

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.