

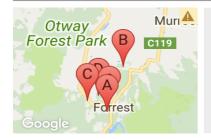
STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



Provided by: Mark Theodore, Richardson Real Estate Colac

MEDIAN SALE PRICE



FORREST, VIC, 3236

Suburb Median Sale Price (Other)

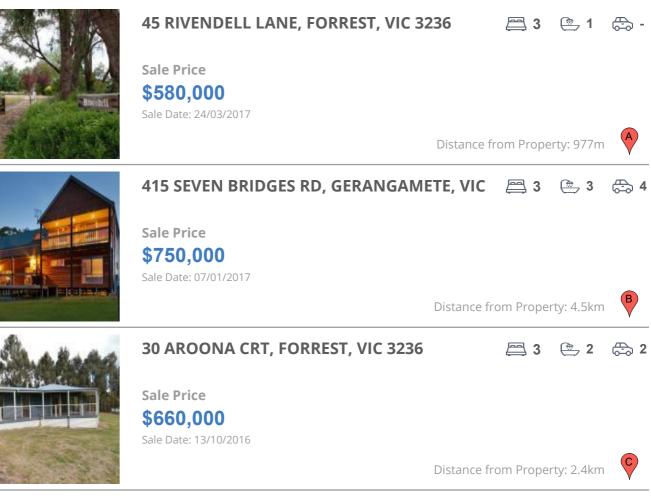
\$580,000

01 January 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



This report has been compiled on 14/02/2018 by Richardson Real Estate Colac. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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170 CASPERS ACCS, FORREST, VIC 3236 🛛 🛱 4 🗁 1 🚓 -



Sale Price \$558,000 Sale Date: 13/08/2016

Richardson Real Estate Colac

colac@hfrcolac.com.au www.hfrcolac.com.au

Distance from Property: 1.5km



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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 2330 BIRREGURRA-FORREST ROAD, FORREST, VIC 3236 postcode

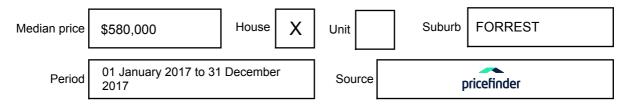
Indicative selling price

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

Single Price:

e: \$720,000

Median sale price



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
45 RIVENDELL LANE, FORREST, VIC 3236	\$580,000	24/03/2017
415 SEVEN BRIDGES RD, GERANGAMETE, VIC 3249	\$750,000	07/01/2017
30 AROONA CRT, FORREST, VIC 3236	\$660,000	13/10/2016
170 CASPERS ACCS, FORREST, VIC 3236	\$558,000	13/08/2016