

HOUSE Offered for Sale

1040 Forge Creek Road Forge Creek VIC 3875

 3  1  5

Indicative Selling Price

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

Single Price \$580,000

Median Sale Price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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.



**420 Forge Creek Road Bairnsdale
VIC 3875**

 4  2  2

Sold Price

\$580,000

Sold Date

09-Mar-18

Distance

5.51km



**53 Boyd Court Eagle Point VIC
3878**

 4  2  2

Sold Price

\$550,000

Sold Date

10-Oct-18

Distance

2.68km

RS = Recent sale

UN = Undisclosed Sale

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STATEMENT OF INFORMATION

Prepared on 31 May 2019

Section 47AF of the Estate Agents Act 1980



47A Lake Victoria Road Eagle Point Sold Price

\$525,000

Sold Date **02-Jan-19**

VIC 3878

3 2 2

Distance **2.36km**

RS = Recent sale

UN = Undisclosed Sale

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