STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



45 ROMAWI ROAD, FORGE CREEK, VIC

4 2 7

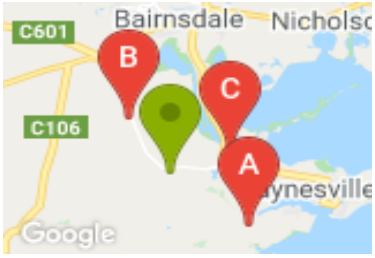
Indicative Selling Price

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

Single Price: **$565,000**

Provided by: Sales Bairnsdale, LJ Hooker Bairnsdale

MEDIAN SALE PRICE



FORGE CREEK, VIC, 3875

Suburb Median Sale Price (House)

$515,000

01 July 2019 to 30 June 2020

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.



97 BIRRELLS RD, NEWLANDS ARM, VIC 3875

4 2 2

Sale Price

***$520,000**

Sale Date: 28/07/2020

Distance from Property: 5.1km A



530 FORGE CREEK RD, BAIRNSDALE, VIC 3875

4 2 5

Sale Price

$570,000

Sale Date: 20/04/2020

Distance from Property: 3.8km B



48 MATHIESONS RD, EAGLE POINT, VIC 3878

3 2 16

Sale Price

$535,000

Sale Date: 25/02/2019

Distance from Property: 3.4km C

This report has been compiled on 18/08/2020 by LJ Hooker Bairnsdale. Property Data Solutions Pty Ltd 2020 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the E*state Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.
The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.
This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.
It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode	45 ROMAWI ROAD, FORGE CREEK, VIC 3875

Indicative selling price

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

Single Price:	$565,000

Median sale price

Median price	$515,000	Property type	House	Suburb	FORGE CREEK
Period	01 July 2019 to 30 June 2020	Source	pricefinder		

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
97 BIRRELLS RD, NEWLANDS ARM, VIC 3875	*$520,000	28/07/2020
530 FORGE CREEK RD, BAIRNSDALE, VIC 3875	$570,000	20/04/2020
48 MATHIESONS RD, EAGLE POINT, VIC 3878	$535,000	25/02/2019

This Statement of Information was prepared on: 18/08/2020