

### 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	22 Sherman Street, Forest Hill Vic 3131
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,000,000	&	\$1,100,000

#### Median sale price

Median price	\$1,015,500	Hou	ıse X		Unit		\$	Suburb	Forest Hill
Period - From	01/07/2017	to	30/09/201	7		Source	REIV		

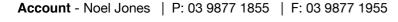
### Comparable property sales (\*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	50 Woodcrest Rd VERMONT 3133	\$1,100,000	17/06/2017
2	137 Mahoneys Rd FOREST HILL 3131	\$1,088,000	12/10/2017
3	39 Barter Cr FOREST HILL 3131	\$1,078,000	21/08/2017

#### 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.







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Rooms:

Property Type: House (Res)

Agent Comments

**Indicative Selling Price** \$1,000,000 - \$1,100,000 **Median House Price** September quarter 2017: \$1,015,500

## Comparable Properties



50 Woodcrest Rd VERMONT 3133 (REI)



Price: \$1,100,000 Method: Auction Sale Date: 17/06/2017

Rooms: 7

Property Type: House (Res) Land Size: 613 sqm approx Agent Comments



137 Mahoneys Rd FOREST HILL 3131 (REI)





**Price:** \$1,088,000

Method: Sold Before Auction

Date: 12/10/2017

Rooms: -

Property Type: House Land Size: 586 sqm approx Agent Comments



39 Barter Cr FOREST HILL 3131 (REI)





Price: \$1,078,000

Method: Sold Before Auction

Date: 21/08/2017

Rooms: -

Property Type: House (Res) Land Size: 611 sqm approx

Agent Comments

Account - Noel Jones | P: 03 9877 1855 | F: 03 9877 1955





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