

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb

Period - From to Source

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.

	Address 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.



4 2 1

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)

Agent Comments

4 1 1

Price: \$1,100,000
Method: Auction Sale
Date: 17/06/2017
Rooms: 7
Property Type: House (Res)
Land Size: 613 sqm approx



137 Mahoneys Rd FOREST HILL 3131 (REI)

Agent Comments

4 2 2

Price: \$1,088,000
Method: Sold Before Auction
Date: 12/10/2017
Rooms: -
Property Type: House
Land Size: 586 sqm approx



39 Barter Cr FOREST HILL 3131 (REI)

Agent Comments

4 1 1

Price: \$1,078,000
Method: Sold Before Auction
Date: 21/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 611 sqm approx