

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	104 Husband Road, Forest Hill Vic 3131
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Indicative selling price

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

Single price	\$825,000
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Median sale price

Median price	\$1,092,500	House	<input checked="" type="checkbox"/>	Unit	<input type="checkbox"/>	Suburb	Forest Hill
Period - From	01/04/2017	to	30/06/2017	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.

	Address of comparable property	Price	Date of sale
1	3 Beenak Ct FOREST HILL 3131	\$890,000	08/04/2017
2	13 Will St FOREST HILL 3131	\$850,500	01/07/2017
3	55 Stevens Rd VERMONT 3133	\$821,000	19/08/2017

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.



3 1 2

Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$825,000

Median House Price
June quarter 2017: \$1,092,500

Comparable Properties



3 Beenak Ct FOREST HILL 3131 (REI)

Agent Comments

3 1 1

Price: \$890,000
Method: Auction Sale
Date: 08/04/2017
Rooms: 5
Property Type: House (Res)



13 Will St FOREST HILL 3131 (REI)

Agent Comments

3 2 2

Price: \$850,500
Method: Auction Sale
Date: 01/07/2017
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 353 sqm approx



55 Stevens Rd VERMONT 3133 (REI)

Agent Comments

4 1 1

Price: \$821,000
Method: Auction Sale
Date: 19/08/2017
Rooms: 5
Property Type: House (Res)
Land Size: 412 sqm approx