Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

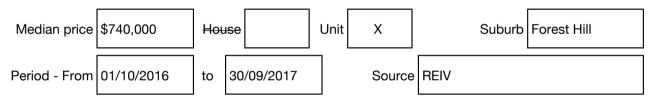
Address 5/34 Glebe Street, Forest Hill Vic 3131 Including suburb and postcode

Indicative selling price

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

Range between \$680,000 &

Median sale price



\$748.000

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	2/7 Bellevue Av BURWOOD EAST 3151	\$746,000	01/08/2017
2	3/61 Mount Pleasant Rd NUNAWADING 3131	\$725,000	29/07/2017
3	33/305 Canterbury Rd FOREST HILL 3131	\$680,000	27/05/2017

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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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



McGrath





Rooms: Property Type: Unit Land Size: 188 sqm approx Agent Comments Indicative Selling Price \$680,000 - \$748,000 Median Unit Price Year ending September 2017: \$740,000

Comparable Properties



2/7 Bellevue Av BURWOOD EAST 3151 (REI)



Price: \$746,000 Method: Sold Before Auction Date: 01/08/2017 Rooms: -Property Type: Unit



3/61 Mount Pleasant Rd NUNAWADING 3131 / (REI)

Agent Comments

Agent Comments



Price: \$725,000 Method: Auction Sale Date: 29/07/2017 Rooms: 3 Property Type: Unit

33/305 Canterbury Rd FOREST HILL 3131 (REI)



Price: \$680,000 Method: Sold Before Auction Date: 27/05/2017 Rooms: 4 Property Type: House (Res) Agent Comments

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