### McGrath

#### 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

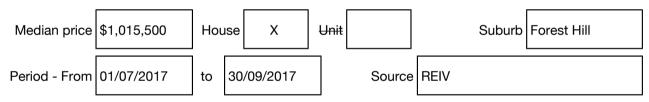
33 Longbrae Avenue, Forest Hill Vic 3131

#### Indicative selling price

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

Single price \$990,000

#### Median sale price



#### 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	68 Vanbrook St FOREST HILL 3131	\$1,000,000	06/09/2017
2	44 Lee Ann St FOREST HILL 3131	\$980,000	20/08/2017
3	18 Sherman St FOREST HILL 3131	\$976,000	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.

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propertydata

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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.

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Rooms: Property Type: Agent Comments Indicative Selling Price \$990,000 Median House Price September quarter 2017: \$1,015,500

### **Comparable Properties**

68 Vanbrook St FOREST HILL 3131 (REI) 3  1  2 Price: \$1,000,000 Method: Sold Before Auction Date: 06/09/2017 Rooms: 5 Property Type: House (Res) Land Size: 580 sqm approx	Agent Comments
44 Lee Ann St FOREST HILL 3131 (REI) 3 1 1 1 1 Price: \$980,000 Method: Private Sale Date: 20/08/2017 Rooms: 4 Property Type: House Land Size: 606 sqm approx	Agent Comments
18 Sherman St FOREST HILL 3131 (REI) 2 1 2 2 2 Price: \$976,000 Method: Auction Sale Date: 19/08/2017 Rooms: - Property Type: House Land Size: 592 sqm approx	Agent Comments

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