

## 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](http://consumer.vic.gov.au/underquoting)

Single price

#### 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	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.



3   1   1

**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)

Agent Comments

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



44 Lee Ann St FOREST HILL 3131 (REI)

Agent Comments

3   1   1

**Price:** \$980,000  
**Method:** Private Sale  
**Date:** 20/08/2017  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 606 sqm approx



18 Sherman St FOREST HILL 3131 (REI)

Agent Comments

2   1   2

**Price:** \$976,000  
**Method:** Auction Sale  
**Date:** 19/08/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 592 sqm approx