

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 41 Parkmore Road, Forest Hill Vic 3131

Indicative selling price

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

Single price \$995,000

Median sale price

Median price \$1,092,500 House Unit 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	77 Vanbrook St FOREST HILL 3131	\$1,000,000	12/08/2017
2	44 Lee Ann St FOREST HILL 3131	\$980,000	20/08/2017
3	15 Gidgee Ct FOREST HILL 3131	\$970,000	08/04/2017

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  3

Rooms:
Property Type: House (Res)
Land Size: 587 sqm approx
Agent Comments

Indicative Selling Price
\$995,000

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

Comparable Properties



77 Vanbrook St FOREST HILL 3131 (REI)

Agent Comments

 3  1  1

Price: \$1,000,000
Method: Auction Sale
Date: 12/08/2017
Rooms: 5
Property Type: House (Res)
Land Size: 584 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



15 Gidgee Ct FOREST HILL 3131 (REI)

Agent Comments

 3  1  2

Price: \$970,000
Method: Auction Sale
Date: 08/04/2017
Rooms: 4
Property Type: House (Res)