

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 53 Longbrae Court, Forest Hill Vic 3131

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,092,500 House X 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	14 Jolimont Rd FOREST HILL 3131	\$1,100,000	23/09/2017
2	39 Barter Cr FOREST HILL 3131	\$1,078,000	21/08/2017
3	4 Dehaviland Av FOREST HILL 3131	\$1,071,500	24/06/2017

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.

**Rooms:****Property Type:** House**Land Size:** 702 sqm approx

Agent Comments

Situated at the end of a peaceful tree-lined court, this well maintained family home is proudly offered for sale. Consisting of 3 large bedrooms with built in robes, a study/4th bedroom and 2 bathrooms. Centrally located between the formal lounge and family room with polished boards sits the updated kitchen giving a great open plan entertaining area.

Comparable Properties

**14 Jolimont Rd FOREST HILL 3131 (REI)**

Agent Comments

Bigger regular block with original home offers double carport.

Price: \$1,100,000**Method:** Auction Sale**Date:** 23/09/2017**Rooms:** 6**Property Type:** House (Res)**Land Size:** 722 sqm approx**39 Barter Cr FOREST HILL 3131 (REI)**

Agent Comments

Smaller land with original home offers one bathroom.

Price: \$1,078,000**Method:** Sold Before Auction**Date:** 21/08/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 611 sqm approx**4 Dehaviland Av FOREST HILL 3131 (REI)**

Agent Comments

Smaller land with original home with less accommodation but offering double garage and double carport.

Price: \$1,071,500**Method:** Auction Sale**Date:** 24/06/2017**Rooms:** 6**Property Type:** House (Res)**Land Size:** 646 sqm approx