

### 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 53 Longbrae Court, Forest Hill Vic 3131 Including suburb and postcode

#### Indicative selling price

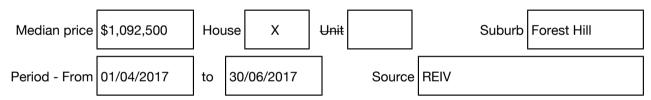
For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,000,000

&

\$1,100,000

#### 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	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.

Account - Jellis Craig | P: 03 88498088 | F: 03 98308180

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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: House Land Size: 702 sqm approx Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price June quarter 2017: \$1,092,500

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) 3 2 2 2 Price: \$1,100,000 Method: Auction Sale Date: 23/09/2017 Rooms: 6 Property Type: House (Res) Land Size: 722 sqm approx	Agent Comments Bigger regular block with original home offers double carport.
39 Barter Cr FOREST HILL 3131 (REI) 4 1 1 1 Price: \$1,078,000 Method: Sold Before Auction Date: 21/08/2017 Rooms: - Property Type: House (Res) Land Size: 611 sqm approx	Agent Comments Smaller land with original home offers one bathroom.
4 Dehaviland Av FOREST HILL 3131 (REI) → 3 → 2 → 4 Price: \$1,071,500 Method: Auction Sale Date: 24/06/2017 Rooms: 6 Property Type: House (Res) Land Size: 646 sqm approx	Agent Comments Smaller land with original home with less accommodation but offering double garage and double carport.

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