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Rooms:
Property Type: House
Land Size: 590 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
Year ending June 2017: \$1,007,000

Comparable Properties



3 Beenak Ct FOREST HILL 3131 (REI)

Agent Comments

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Price: \$890,000
Method: Auction Sale
Date: 08/04/2017
Rooms: 5
Property Type: House (Res)



3 Lernes St FOREST HILL 3131 (REI)

Agent Comments

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Price: \$860,000
Method: Auction Sale
Date: 08/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 585 sqm approx



309 Springvale Rd FOREST HILL 3131 (REI)

Agent Comments

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Price: \$845,000
Method: Private Sale
Date: 26/06/2017
Rooms: 5
Property Type: House (Res)
Land Size: 617 sqm approx

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 19 Victor Crescent, Forest Hill Vic 3131

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$1,007,000

House X

Suburb Forest Hill

Period - From 01/07/2016 to 30/06/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
3 Beenak Ct FOREST HILL 3131	\$890,000	08/04/2017
3 Lernes St FOREST HILL 3131	\$860,000	08/04/2017
309 Springvale Rd FOREST HILL 3131	\$845,000	26/06/2017