McGrath

Grant Lynch 03 9877 1277 0408 110 011 grantlynch@mcgrath.com.au

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





Rooms:

Property Type: House Land Size: 590 sqm approx

Agent Comments

Comparable Properties



3 Beenak Ct FOREST HILL 3131 (REI)

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Price: \$890,000 Method: Auction Sale Date: 08/04/2017 Rooms: 5

Property Type: House (Res)

Agent Comments



3 Lernes St FOREST HILL 3131 (REI)







Price: \$860,000 Method: Auction Sale Date: 08/04/2017

Rooms: -

Property Type: House (Res) Land Size: 585 sqm approx

Agent Comments



309 Springvale Rd FOREST HILL 3131 (REI)





Price: \$845,000 Method: Private Sale Date: 26/06/2017 Rooms: 5

Property Type: House (Res) Land Size: 617 sqm approx

Agent Comments

Account - McGrath | P: 03 9877 1277 | F: 03 9878 1613





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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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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

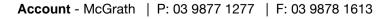
Median sale price

Median price	\$1,007,000	Н	ouse X	Su	ıburb	Forest Hill
Period - From	01/07/2016	to	30/06/2017	Source	REIV	1

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







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