

Statement of Information
Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address
 Including suburb and
 postcode

68 Vanbrook Street, Forest Hill 3131

Indicative selling price

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

Range between

\$950,000

&

\$1,000,000

Median sale price

Median price

\$1,092,500

House

X

Suburb

Forest Hill

Period - From

01/04/2017

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 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
26 Longbrae Avenue, Forest Hill	\$981,000	29/05/2017
15 Gidgee Court, Forest Hill	\$970,000	08/04/2017
2 Bogong Court, Forest Hill	\$950,000	16/03/2017