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**Rooms:**  
**Property Type:** House  
**Land Size:** 591 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$990,000 - \$1,089,000  
**Median House Price**  
Year ending March 2017: \$975,000

## Comparable Properties



12 Henwood St FOREST HILL 3131 (REI)

Agent Comments

3 1 1

**Price:** \$1,065,000  
**Method:** Auction Sale  
**Date:** 22/04/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 610 sqm approx



54 Raleigh St FOREST HILL 3131 (REI)

Agent Comments

3 1 2

**Price:** \$1,035,500  
**Method:** Auction Sale  
**Date:** 11/02/2017  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 600 sqm approx



2 Bogong Ct FOREST HILL 3131 (REI)

Agent Comments

3 1 1

**Price:** \$950,000  
**Method:** Sold Before Auction  
**Date:** 16/03/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 525 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 50 Vicki Street, Forest Hill Vic 3131

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$990,000 & \$1,089,000

#### Median sale price

Median price \$975,000 House X Suburb Forest Hill

Period - From 01/04/2016 to 31/03/2017 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
12 Henwood St FOREST HILL 3131	\$1,065,000	22/04/2017
54 Raleigh St FOREST HILL 3131	\$1,035,500	11/02/2017
2 Bogong Ct FOREST HILL 3131	\$950,000	16/03/2017