McGrath





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)



Price: \$1,065,000 Method: Auction Sale Date: 22/04/2017 Rooms: 5

Property Type: House (Res) Land Size: 610 sqm approx

Agent Comments



54 Raleigh St FOREST HILL 3131 (REI)

-3





Price: \$1,035,500 Method: Auction Sale Date: 11/02/2017 Rooms: 6

Property Type: House (Res) Land Size: 600 sqm approx

Agent Comments



2 Bogong Ct FOREST HILL 3131 (REI)





Price: \$950,000

Method: Sold Before Auction

Date: 16/03/2017 Rooms: 5

Property Type: House (Res) Land Size: 525 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

Address	50 Vicki Street, 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	\$990,000	&	\$1,089,000
	4000,000		+ 1,000,000

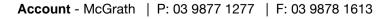
Median sale price

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







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