

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

11 Calypso Court, Forest Hill Vic 3131

Indicative selling price

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

Range between \$960,000 & \$1,050,000

Median sale price

Median price \$927,250 Property Type House Suburb Forest Hill

Period - From 01/07/2019 to 30/09/2019 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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 |
|---|-----------------------------------|-------------|--------------|
| 1 | 3 Leddy St FOREST HILL 3131 | \$1,045,000 | 12/10/2019 |
| 2 | 11 Narracan St VERMONT SOUTH 3133 | \$1,025,000 | 28/05/2019 |
| 3 | 7 Amber St FOREST HILL 3131 | \$998,000 | 30/05/2019 |

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

11/11/2019 17:15



Property Type: House
Land Size: 530 sqm approx
Agent Comments

Comparable Properties



3 Leddy St FOREST HILL 3131 (REI)

Agent Comments



Price: \$1,045,000
Method: Auction Sale
Date: 12/10/2019
Rooms: 5
Property Type: House (Res)



11 Narracan St VERMONT SOUTH 3133 (REI/VG)

Agent Comments



Price: \$1,025,000
Method: Private Sale
Date: 28/05/2019
Property Type: House
Land Size: 730 sqm approx



7 Amber St FOREST HILL 3131 (VG)

Agent Comments



Price: \$998,000
Method: Sale
Date: 30/05/2019
Property Type: House (Res)
Land Size: 591 sqm approx