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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$960,000		&		\$1,050,000			
Median sale p	rice							
Median price	\$927,250	Pro	operty Type	Hou	ISE		Suburb	Forest Hill
Period - From	01/07/2019	to	30/09/2019		So	urce	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.

Ade	dress 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



11 Calypso Court, Forest Hill Vic 3131

McGrath





Property Type: House Land Size: 530 sqm approx Agent Comments Elliot Kyriakou 03 9877 1277 0425 779 464 elliotkyriakou@mcgrath.com.au

Indicative Selling Price \$960,000 - \$1,050,000 Median House Price September quarter 2019: \$927,250

Comparable Properties



3 Leddy St FOREST HILL 3131 (REI)

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

Agent Comments



11 Narracan St VERMONT SOUTH 3133 (REI/VG) 4 2 2 2

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)



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

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.