

STATEMENT OF INFORMATION

4/15-17 SHERMAN STREET, FOREST HILL, VIC 3131

PREPARED BY PROPERTY LINKED INVESTMENT, 41 PROSPECT STREET BOX HILL

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

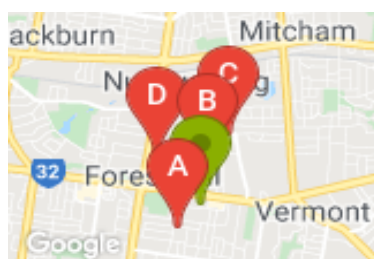
4/15-17 SHERMAN STREET, FOREST HILL,  3  2  1

Indicative Selling Price

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

Price Range: **\$760,000 to \$826,000**

MEDIAN SALE PRICE



FOREST HILL, VIC, 3131

Suburb Median Sale Price (Unit)

\$721,500

01 April 2019 to 30 September 2019

Provided by: 

COMPARABLE PROPERTIES

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.

42 VANBROOK ST, FOREST HILL, VIC

 3  1  1

Sale Price

***\$784,000**

Sale Date: 26/10/2019

Distance from Property: 454m



2/22 ABELIA ST, FOREST HILL, VIC 3131

 3  1  2

Sale Price

***\$852,000**

Sale Date: 22/10/2019

Distance from Property: 616m



5/46 LORIKEET ST, NUNAWADING, VIC

 3  2  2

Sale Price

***\$805,000**

Sale Date: 21/09/2019

Distance from Property: 1km



This report has been compiled on 04/11/2019 by Property Linked Investment. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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5/3 WICKHAM AVE, FOREST HILL, VIC

 3  3  2

Sale Price

\$823,000

Sale Date: 11/06/2019

Distance from Property: 896m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

4/15-17 SHERMAN STREET, FOREST HILL, VIC 3131

Indicative selling price

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

Price Range: \$760,000 to \$826,000

Median sale price

Median price

\$721,500

Property type

Unit

Suburb

FOREST HILL

Period

01 April 2019 to 30 September 2019

Source

 pricfinder

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

42 VANBROOK ST, FOREST HILL, VIC 3131	*\$784,000	26/10/2019
2/22 ABELIA ST, FOREST HILL, VIC 3131	*\$852,000	22/10/2019
5/46 LORIKEET ST, NUNAWADING, VIC 3131	*\$805,000	21/09/2019

This Statement of Information was prepared on:

04/11/2019

5/3 WICKHAM AVE, FOREST HILL, VIC 3131	\$823,000	11/06/2019
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This Statement of Information was prepared on:

04/11/2019
