

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

2 Avis Court, Forest Hill Vic 3131

Indicative selling price

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

Range between \$900,000 & \$990,000

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	1 Kolonga Ct VERMONT SOUTH 3133	\$1,088,000	14/11/2019
2	70 Barter Cr FOREST HILL 3131	\$1,025,000	04/10/2019
3	33 Hampshire Rd FOREST HILL 3131	\$1,013,000	16/11/2019

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:

20/11/2019 18:47



4 2 2

Property Type: House (Previously Occupied - Detached)

Land Size: 600 sqm approx

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

September quarter 2019: \$927,250

Comparable Properties



1 Kolonga Ct VERMONT SOUTH 3133 (REI)

Agent Comments

4 2 2

Price: \$1,088,000

Method: Sold Before Auction

Date: 14/11/2019

Property Type: House



70 Barter Cr FOREST HILL 3131 (REI/VG)

Agent Comments

4 1 1

Price: \$1,025,000

Method: Sold Before Auction

Date: 04/10/2019

Property Type: House (Res)

Land Size: 585 sqm approx



33 Hampshire Rd FOREST HILL 3131 (REI)

Agent Comments

4 1 1

Price: \$1,013,000

Method: Auction Sale

Date: 16/11/2019

Property Type: House (Res)

Land Size: 670 sqm approx