Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2 Avis Court, Forest Hill Vic 3131

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au/	/underquot	ing		
Range betweer	\$900,000		&		\$990,000			
Median sale pr	ice							
Median price	\$927,250	Pro	operty Type	Hou	se		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.

Ado	dress 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.

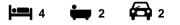
This Statement of Information was prepared on:

20/11/2019 18:47



Harcourts





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)



Price: \$1,088,000 Method: Sold Before Auction Date: 14/11/2019

Property Type: House

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Agent Comments



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)

70 Barter Cr FOREST HILL 3131 (REI/VG)

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REST HILL 3131 (REI)

Agent Comments

Agent Comments

Price: \$1,013,000 Method: Auction Sale Date: 16/11/2019 Property Type: House (Res) Land Size: 670 sqm approx

Account - Harcourts Vermont South | P: 03 98861008



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.