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

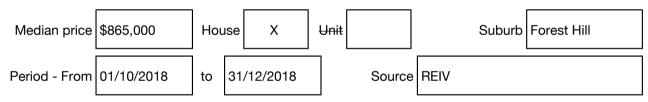
s |12 Deauville Street, Forest Hill Vic 3131 d e

Indicative selling price

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

Range between \$798,000	&	\$860,000
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Median sale price



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	6 Victor Cr FOREST HILL 3131	\$850,000	19/11/2018
2	25 Willurah St FOREST HILL 3131	\$833,800	21/02/2019
3	13 Jacana Rd FOREST HILL 3131	\$810,000	23/02/2019

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.

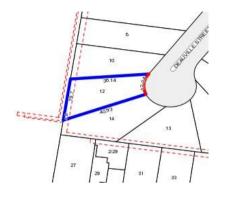
Account - MJ Docking & Assocs | P: (03) 8877 7022 | F: (03) 9874 3062

propertydata

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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.







Rooms: Property Type: Agent Comments Indicative Selling Price \$798,000 - \$860,000 Median House Price December quarter 2018: \$865,000

Comparable Properties

6 Victor Cr FOREST HILL 3131 (REI/VG) 3 1 1 1 Price: \$850,000 Method: Private Sale Date: 19/11/2018 Rooms: 5 Property Type: House Land Size: 583 sqm approx	Agent Comments
25 Willurah St FOREST HILL 3131 (REI) 2 2 2 2 Price: \$833,800 Method: Private Sale Date: 21/02/2019 Rooms: 5 Property Type: House	Agent Comments
13 Jacana Rd FOREST HILL 3131 (REI) 4 2 1 1 Price: \$810,000 Method: Sold After Auction Date: 23/02/2019 Rooms: 7 Property Type: House	Agent Comments

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