

## 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 12 Deauville Street, Forest Hill Vic 3131

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$798,000 & \$860,000

#### Median sale price

Median price \$865,000 House  Unit  Suburb Forest Hill

Period - From 01/10/2018 to 31/12/2018 Source REIV

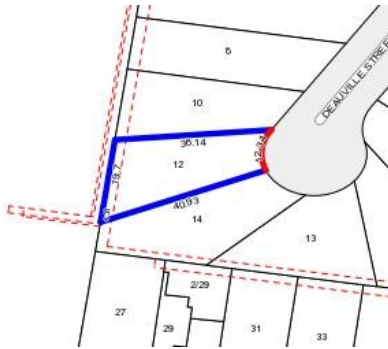
#### Comparable property sales (\*Delete A or B below as applicable)

**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	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.



**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)**

Agent Comments



**Price:** \$850,000  
**Method:** Private Sale  
**Date:** 19/11/2018  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 583 sqm approx



**25 Willurah St FOREST HILL 3131 (REI)**

Agent Comments



**Price:** \$833,800  
**Method:** Private Sale  
**Date:** 21/02/2019  
**Rooms:** 5  
**Property Type:** House



**13 Jacana Rd FOREST HILL 3131 (REI)**

Agent Comments



**Price:** \$810,000  
**Method:** Sold After Auction  
**Date:** 23/02/2019  
**Rooms:** 7  
**Property Type:** House