

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 63 Husband Road, Forest Hill Vic 3131

Indicative selling price

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

Range between \$760,000 & \$830,000

Median sale price

Median price \$887,500 Property Type House Suburb Forest Hill

Period - From 01/04/2019 to 30/06/2019 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	5 Lernes St FOREST HILL 3131	\$830,000	07/07/2019
2	6 Vanbrook St FOREST HILL 3131	\$795,000	04/07/2019
3	25 Wingrove St FOREST HILL 3131	\$768,000	21/06/2019

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: 26/09/2019 10:51



3 1

Property Type: House (Res)
Land Size: 582 (approx.) sqm approx
Agent Comments

Indicative Selling Price
\$760,000 - \$830,000
Median House Price
June quarter 2019: \$887,500

Comparable Properties



5 Lernes St FOREST HILL 3131 (REI/VG)

Agent Comments

3 1 2

Price: \$830,000
Method: Private Sale
Date: 07/07/2019
Property Type: House
Land Size: 592 sqm approx



6 Vanbrook St FOREST HILL 3131 (REI/VG)

Agent Comments

3 1 1

Price: \$795,000
Method: Private Sale
Date: 04/07/2019
Rooms: 7
Property Type: House
Land Size: 585 sqm approx



25 Wingrove St FOREST HILL 3131 (REI/VG)

Agent Comments

3 1 1

Price: \$768,000
Method: Private Sale
Date: 21/06/2019
Rooms: 7
Property Type: House
Land Size: 580 sqm approx