

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

56 Shady Grove, Forest Hill Vic 3131

Indicative selling price

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

Range between \$790,000 & \$850,000

Median sale price

Median price \$1,006,000 Property Type House Suburb Forest Hill

Period - From 01/04/2020 to 30/06/2020 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	19 Sunnyside Av NUNAWADING 3131	\$840,000	01/05/2020
2	17 Ferncroft St VERMONT 3133	\$825,000	30/04/2020
3	38 Lorikeet St NUNAWADING 3131	\$795,000	03/08/2020

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:

06/10/2020 19:00



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Property Type: House

Agent Comments

Indicative Selling Price
\$790,000 - \$850,000
Median House Price
June quarter 2020: \$1,006,000

Comparable Properties



19 Sunnyside Av NUNAWADING 3131 (REI/VG) Agent Comments

3 2 -

Price: \$840,000

Method: Private Sale

Date: 01/05/2020

Rooms: 6

Property Type: House (Res)

Land Size: 651 sqm approx

17 Ferncroft St VERMONT 3133 (VG)

Agent Comments

3 - -

Price: \$825,000

Method: Sale

Date: 30/04/2020

Property Type: House (Res)

Land Size: 571 sqm approx



38 Lorikeet St NUNAWADING 3131 (REI/VG)

Agent Comments

3 1 1

Price: \$795,000

Method: Private Sale

Date: 03/08/2020

Property Type: House

Land Size: 376 sqm approx