

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



98 JOLIMONT ROAD, FOREST HILL, VIC

 3  1  3

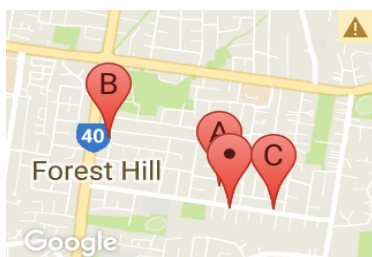
Indicative Selling Price

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

Single Price: **\$915,000**

Provided by: Christine Yeoh, Leaders Real Estate Group

MEDIAN SALE PRICE



FOREST HILL, VIC, 3131

Suburb Median Sale Price (House)

\$1,057,500

01 January 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



33 LONGBRAE AVE, FOREST HILL, VIC

 3  1  1

Sale Price

****\$980,000**

Sale Date: 02/02/2018

Distance from Property: 176m



28 QUENTIN ST, FOREST HILL, VIC 3131

 3  1  1

Sale Price

***\$929,700**

Sale Date: 01/02/2018

Distance from Property: 943m



117 JOLIMONT RD, VERMONT, VIC 3133

 3  1  2

Sale Price

\$950,000

Sale Date: 18/11/2017

Distance from Property: 281m



This report has been compiled on 26/02/2018 by Leaders Real Estate Group. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

98 JOLIMONT ROAD, FOREST HILL, VIC 3131

Indicative selling price

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

Single Price:

\$915,000

Median sale price

Median price

\$1,057,500

House

X

Unit


Suburb

FOREST HILL

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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
33 LONGBRAE AVE, FOREST HILL, VIC 3131	**\$980,000	02/02/2018
28 QUENTIN ST, FOREST HILL, VIC 3131	*\$929,700	01/02/2018
117 JOLIMONT RD, VERMONT, VIC 3133	\$950,000	18/11/2017