
STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

3 Milgate Court, Forest Hill

Indicative selling price

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

\$950,000

&

\$1,045,000

Median sale price

Median price \$1,020,000

House

x

Suburb Forest Hill

Period - From 05/04/2017 to 04/09/2017

Source REIV propertydata.com.au

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
1. 45 Lasiandra Avenue, Forest Hill	\$1,022,500	31/07/2017
2. 19 Victor Crescent, Forest Hill	\$1,011,000	22/07/2017
3. 6 Opal Street, Forest Hill	\$1,000,000	08/07/2017
4. 46 Betula Avenue, Vermont	\$1,050,000	27/05/2017