

# 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

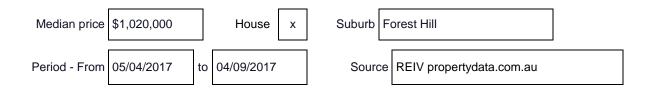
## Indicative selling price

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

\$950,000

& \$1,045,000

#### Median sale price



#### **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