

Nadine Roberts 9877 1855 0408 960 082 nadine.roberts@noeljones.com.au

## 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	2/366 Springvale Road, Forest Hill Vic 3131
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$529,000

#### Median sale price

Median price	\$731,000	Hou	ISE	Unit	Х	Suburb	Forest Hill
Period - From	01/10/2017	to	31/12/2017		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

	are each of the particle property		2410 01 04110
1	13/39 Mount Pleasant Rd NUNAWADING 3131	\$568,500	14/11/2017
2	13/84 mount pleasant Rd NUNAWADING 3131	\$521,500	11/11/2017
3	109/12 Wood St NUNAWADING 3131	\$519,000	02/02/2018

#### 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.

**Account** - Noel Jones | P: 03 9877 1855 | F: 03 9877 1955





Price

Date of sale

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> **Indicative Selling Price** \$529,000 **Median Unit Price**

December quarter 2017: \$731,000





Agent Comments

# Comparable Properties



13/39 Mount Pleasant Rd NUNAWADING 3131

(REI)

Price: \$568,500 Method: Auction Sale Date: 14/11/2017

Rooms: 3

Property Type: Unit



13/84 mount pleasant Rd NUNAWADING 3131

(REI)

**-**2



Price: \$521,500 Method: Auction Sale Date: 11/11/2017

Rooms: -

Property Type: Unit



109/12 Wood St NUNAWADING 3131 (REI)

**—** 2

Price: \$519,000 Method: Private Sale Date: 02/02/2018

Rooms: -

Property Type: Apartment

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments

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