

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

5 Teal Court, Forest Hill Vic 3131

Indicative selling price

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

Range between

\$780,000

&

\$840,000

Median sale price

Median price

\$887,500

House

X

Unit

Suburb

Forest Hill

Period - From

01/04/2019

to

30/06/2019

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	56 Bindy St FOREST HILL 3131	\$834,000	30/03/2019
2	73 Raleigh St FOREST HILL 3131	\$800,000	30/03/2019
3	6 Vanbrook St FOREST HILL 3131	\$795,000	04/07/2019

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.



3 1 2

Rooms:

Property Type: House

Land Size: 678 sqm approx

Agent Comments

Comparable Properties



56 Bindy St FOREST HILL 3131 (REI/VG)

Agent Comments

3 1 2

Price: \$834,000

Method: Auction Sale

Date: 30/03/2019

Rooms: 4

Property Type: House (Res)

Land Size: 600 sqm approx



73 Raleigh St FOREST HILL 3131 (REI/VG)

Agent Comments

2 2 2

Price: \$800,000

Method: Auction Sale

Date: 30/03/2019

Rooms: 3

Property Type: House (Res)

Land Size: 607 sqm approx



6 Vanbrook St FOREST HILL 3131 (REI)

Agent Comments

3 1 1

Price: \$795,000

Method: Private Sale

Date: 04/07/2019

Rooms: 7

Property Type: House

Land Size: 585 sqm approx