McGrath

Michelle Yan 03 9877 1277 0412 701 190 michelleyan@mcgrath.com.au

Indicative Selling Price \$680,000 - \$740,000 **Median Unit Price**

Year ending March 2017: \$701,500

Rooms: Property Type: Unit Land Size: sqm

Agent Comments

Offering a low maintenance lifestyle of comfort and convenience, this superb home presents a wonderful opportunity. It's ideally set within the sought-after 'Forest Gardens' estate footsteps from Forest Hill Chase Shopping Centre, restaurants and transport.

Comparable Properties



35 Heathcote Dr FOREST HILL 3131 (REI)

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Price: \$684,000 Method: Auction Sale Date: 25/03/2017 Rooms: 5

Property Type: Unit Land Size: 221 sqm **Agent Comments**



2 Maldon Tce FOREST HILL 3131 (REI)

=3

Price: \$707.500

Method: Sold Before Auction

Date: 18/03/2017 Rooms: 4

Property Type: House (Res)

Land Size:

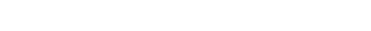
Agent Comments

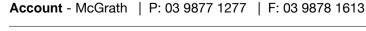


Price: \$789,000 Method: Auction Sale Date: 08/04/2017 Rooms: 5

Property Type: House (Res) Land Size: 265 sqm

Agent Comments









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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sal	Property	offered	for	sale
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Address Including suburb and postcode	
posiocae	

Indicative selling price

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

Range between	\$680,000	&	\$740,000
Range between	\$680,000	&	\$740,000

Median sale price

Median price \$7	701,500	Unit	X	Su	ıburb	Forest Hill
Period - From 01	1/04/2016 to	31/0	03/2017	Source	REIV	,

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
35 Heathcote Dr FOREST HILL 3131	\$684,000	25/03/2017
2 Maldon Tce FOREST HILL 3131	\$707,500	18/03/2017
21 Sandon Cirt FOREST HILL 3131	\$789,000	08/04/2017

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