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Indicative Selling Price

\$680,000 - \$740,000

Median Unit Price

Year ending March 2017: \$701,500



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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)****Agent Comments**

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Price: \$684,000**Method:** Auction Sale**Date:** 25/03/2017**Rooms:** 5**Property Type:** Unit**Land Size:** 221 sqm**2 Maldon Tce FOREST HILL 3131 (REI)****Agent Comments**

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Price: \$707,500**Method:** Sold Before Auction**Date:** 18/03/2017**Rooms:** 4**Property Type:** House (Res)**Land Size:****21 Sandon Cirt FOREST HILL 3131 (REI)****Agent Comments**

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Price: \$789,000**Method:** Auction Sale**Date:** 08/04/2017**Rooms:** 5**Property Type:** House (Res)**Land Size:** 265 sqm

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

42 Sandon Circuit, Forest Hill Vic 3131

Indicative selling price

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

Range between \$680,000

&

\$740,000

Median sale price

Median price \$701,500

Unit X

Suburb Forest Hill

Period - From 01/04/2016

to

31/03/2017

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