

## 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

6 Leddy Street, Forest Hill Vic 3131

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$880,000 &amp; \$960,000

**Median sale price**

Median price \$1,017,500 House X Unit Suburb Forest Hill

Period - From 01/07/2017 to 30/06/2018 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	7 Wingrove St FOREST HILL 3131	\$960,000	05/05/2018
2	2 Cumberland Ct FOREST HILL 3131	\$950,000	16/07/2018
3	40 Stevens Rd FOREST HILL 3131	\$890,000	09/08/2018

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.