

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9 Fryer Court Forest Hill VIC 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$866,000

*House

X

*Unit

Suburb

Forest Hill

Period-from

01 Jul 2018

to

30 Jun 2019

Source

Corelogic

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 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

| | | |
|--|-----------|-----------|
| 5 Fletcher Street Forest Hill VIC 3131 | \$910,000 | 22-Jun-19 |
| 4 Cumberland Court Forest Hill VIC 3131 | \$865,000 | 25-May-19 |
| 153 Mount Pleasant Road Forest Hill VIC 3131 | \$900,000 | 02-Feb-19 |

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 6 months.~~

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5 Fletcher Street Forest Hill VIC 3131

2 1 2

Sold Price

RS

\$910,000

Sold Date

22-Jun-19

Distance

0.87km



4 Cumberland Court Forest Hill VIC 3131

3 2 2

Sold Price

RS

\$865,000

Sold Date

25-May-19

Distance

1.03km



153 Mount Pleasant Road Forest Hill VIC 3131

3 1 1

Sold Price

\$900,000

Sold Date

02-Feb-19

Distance

1.58km

RS = Recent sale

UN = Undisclosed Sale

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