

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

4 Nandina Street, Forest Hill Vic 3131

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$1,084,000

House

X

Unit

Suburb

Forest Hill

Period - From 01/01/2017

to

31/12/2017

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	8 Howqua Ct VERMONT 3133	\$1,260,000	23/09/2017
2	58 Menin Rd FOREST HILL 3131	\$1,202,000	18/11/2017
3	5 Henders St FOREST HILL 3131	\$1,200,000	07/12/2017

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.



Rooms:

Property Type: House

Land Size: 627.362 sqm approx

Agent Comments

Comparable Properties



8 Howqua Ct VERMONT 3133 (REI)

Agent Comments



Price: \$1,260,000

Method: Auction Sale

Date: 23/09/2017

Rooms: -

Property Type: House

Land Size: 682 sqm approx



58 Menin Rd FOREST HILL 3131 (REI)

Agent Comments



Price: \$1,202,000

Method: Auction Sale

Date: 18/11/2017

Rooms: 6

Property Type: House (Res)

Land Size: 619 sqm approx



5 Henders St FOREST HILL 3131 (REI)

Agent Comments



Price: \$1,200,000

Method: Sold Before Auction

Date: 07/12/2017

Rooms: 6

Property Type: House (Res)