

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**3 Leddy Street,
FOREST HILL 3131**

House



4 beds



2 baths



2 parking

Indicative selling price

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

Range \$960,000 - \$1,050,000

Median sale price

Median **House** for **FOREST HILL** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

\$859,000

Comparable property sales

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 the most comparable to the property for sale.

6 Hemel Court,
Vermont South 3133

Price \$1,030,000 Sold 12
September 2019

363 Canterbury Road,
Forest Hill 3131

Price \$965,000 Sold 19 July
2019

46 Victor Crescent,
Forest Hill 3131

Price \$998,000 Sold 06 July
2019

This Statement of Information was prepared on 16th Sep 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

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