

# 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

110 Husband Road, 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 \$780,000 & \$850,000

### Median sale price

Median price \$990,000 Property Type House Suburb Forest Hill

Period - From 01/12/2019 to 30/11/2020 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	16 Delatite Ct VERMONT 3133	\$980,000	16/11/2020
2	53 Raleigh St FOREST HILL 3131	\$871,000	19/10/2020
3	105 Rooks Rd MITCHAM 3132	\$780,000	23/11/2020

**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.~~

This Statement of Information was prepared on:

01/12/2020 15:44



**Rooms:** 5  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 698 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$780,000 - \$850,000  
**Median House Price**  
 01/12/2019 - 30/11/2020: \$990,000

## Comparable Properties



**16 Delatite Ct VERMONT 3133 (REI)**

Agent Comments



**Price:** \$980,000  
**Method:** Private Sale  
**Date:** 16/11/2020  
**Property Type:** House  
**Land Size:** 588 sqm approx



**53 Raleigh St FOREST HILL 3131 (REI)**

Agent Comments



**Price:** \$871,000  
**Method:** Private Sale  
**Date:** 19/10/2020  
**Property Type:** House  
**Land Size:** 590 sqm approx



**105 Rooks Rd MITCHAM 3132 (REI)**

Agent Comments



**Price:** \$780,000  
**Method:** Private Sale  
**Date:** 23/11/2020  
**Property Type:** House  
**Land Size:** 624 sqm approx