

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

52 Ashmore Road, Forest Hill Vic 3131

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$800,000

&

\$880,000

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 | 540 Springvale Rd FOREST HILL 3131 | \$880,000 | 02/03/2018 |
| 2 | 79 Husband Rd FOREST HILL 3131 | \$880,000 | 03/02/2018 |
| 3 | 13 Lorikeet St NUNAWADING 3131 | \$860,000 | 09/09/2017 |

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:** 580 sqm approx**Agent Comments****Indicative Selling Price**

\$800,000 - \$880,000

Median House Price

Year ending December 2017: \$1,084,000

Comparable Properties

**540 Springvale Rd FOREST HILL 3131 (REI)****Agent Comments****Price:** \$880,000**Method:** Sold Before Auction**Date:** 02/03/2018**Rooms:** 7**Property Type:** House (Res)**Land Size:** 666 sqm approx**79 Husband Rd FOREST HILL 3131 (REI)****Agent Comments****Price:** \$880,000**Method:** Auction Sale**Date:** 03/02/2018**Rooms:** 4**Property Type:** House (Res)**Land Size:** 587 sqm approx**13 Lorikeet St NUNAWADING 3131 (REI)****Agent Comments****Price:** \$860,000**Method:** Auction Sale**Date:** 09/09/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 532 sqm approx