

# 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 2/35 Lasiandra Avenue, 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) (\*Delete single price or range as applicable)

Single price  or range between \$595,000 & \$654,000

### Median sale price

Median price \$735,000 Property type Unit Suburb Forest Hill

Period - From 1 April 2019 to 30 Jun 2019 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
1/35 Lasiandra Avenue Forest Hill VIC 3131	\$641,000	18-Apr-19
2/18 Barter Crescent Forest Hill VIC 3131	\$645,701	23-Apr-19
3/39 Glebe Street Forest Hill VIC 3131	\$652,500	24-Aug-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 six months.~~

This Statement of Information was prepared on: 1 October 2019