

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

428 Springvale Road, Forest Hill Vic 3131

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

Range between \$700,000

&

\$750,000

Median sale price

Median price \$924,850

House

X

Unit

Suburb

Forest Hill

Period - From 01/01/2018

to

31/03/2018

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	24 Heathcote Dr FOREST HILL 3131	\$740,000	05/03/2018
2	11 Alpine Ct VERMONT SOUTH 3133	\$735,000	24/03/2018
3	316 Springvale Rd FOREST HILL 3131	\$730,000	13/06/2018

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.

 3
  1
  3

Rooms:**Property Type:**

Agent Comments

Indicative Selling Price

\$700,000 - \$750,000

Median House Price

March quarter 2018: \$924,850

Comparable Properties

**24 Heathcote Dr FOREST HILL 3131 (REI)**

Agent Comments

 2
  1
  1

Price: \$740,000**Method:** Private Sale**Date:** 05/03/2018**Rooms:** -**Property Type:** House**11 Alpine Ct VERMONT SOUTH 3133 (REI)**

Agent Comments

 2
  1
  2

Price: \$735,000**Method:** Auction Sale**Date:** 24/03/2018**Rooms:** 4**Property Type:** House (Res)**Land Size:** 300 sqm approx**316 Springvale Rd FOREST HILL 3131 (REI)**

Agent Comments

 3
  1
  2

Price: \$730,000**Method:** Private Sale**Date:** 13/06/2018**Rooms:** -**Property Type:** House