

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

5A Morloc Street, Forest Hill Vic 3131

Indicative selling price

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

Range between

\$570,000

&

\$620,000

Median sale price

Median price

\$1,110,000

Property Type

House

Suburb

Forest Hill

Period - From

01/01/2023

to

31/03/2023

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		
2		
3		

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:

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5A Morloc Street Forest Hill

Additional information

Land size-322sqm approx.
2 bedrooms with BIR.
Updated bathroom.
Open plan living
Kitchen with good storage
Large family room.
North facing backyard.
Ducted heating
Cooling
Parking for 2 cars

Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected

Rental estimate

\$440 - \$480 per week (approx.)

Close proximity to

Schools Blackburn Lake Primary- Zoned (500m)
Mount Pleasant Rd Nunawading Primary (800m)
Forest Hill College- Zoned (2.2km)
Blackburn High School - (2.8km)

Shops Forest Hill Chase (1.3km)
Brand Smart (1.8km)
Brentford Square shopping Centre (1.9km)
Mitcham Shopping Centre (3.3km)
Nunawading shopping district (2.1km)

Parks Lake Road Reserve (450m)
Glen Valley Road Reserve (800m)
Forest Hill Reserve (950m)
Blackburn Lake Sanctuary (1.4km)

Transport Nunawading Train Station (1.3km)
Blackburn Train Station (2.6km)
Bus 902 Chelsea - Airport West
Bus 735 Box Hill to Nunawading

Settlement 30/60/75 days or any other such terms that have been agreed to in writing by the vendor



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Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

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