

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

31 Ashmore Road, Forest Hill Vic 3131

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

Range between \$760,000

&

\$830,000

Median sale price

Median price \$1,017,500

House

X

Unit

Suburb Forest Hill

Period - From 01/07/2017

to

30/06/2018

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	112 Rooks Rd NUNAWADING 3131	\$810,000	27/03/2018
2	4 Maldon Tce FOREST HILL 3131	\$780,000	28/07/2018
3	227 Springvale Rd NUNAWADING 3131	\$765,000	05/09/2018

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.



Rooms:
Property Type: House
Land Size: 588 sqm approx
Agent Comments

Indicative Selling Price
 \$760,000 - \$830,000
Median House Price
 Year ending June 2018: \$1,017,500

Comparable Properties



112 Rooks Rd NUNAWADING 3131 (REI/VG)

Agent Comments



Price: \$810,000
Method: Auction Sale
Date: 27/03/2018
Rooms: 4
Property Type: House (Res)
Land Size: 606 sqm approx



4 Maldon Tce FOREST HILL 3131 (REI)

Agent Comments



Price: \$780,000
Method: Auction Sale
Date: 28/07/2018
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 190 sqm approx



227 Springvale Rd NUNAWADING 3131 (REI)

Agent Comments



Price: \$765,000
Method: Auction Sale
Date: 05/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 500 sqm approx