

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

80 Shady Grove, Forest Hill Vic 3131

Indicative selling price

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

Range between \$850,000 & \$925,000

Median sale price

Median price \$868,000 Property Type House Suburb Forest Hill

Period - From 04/11/2018 to 03/11/2019 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	19 Will St FOREST HILL 3131	\$925,000	17/10/2019
2	10 Mutual Ct FOREST HILL 3131	\$896,000	13/08/2019
3	107 Jolimont Rd VERMONT 3133	\$880,000	07/05/2019

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:

04/11/2019 09:04



 3  2  2

Property Type: House

Land Size: 618 sqm approx

Agent Comments

Comparable Properties



19 Will St FOREST HILL 3131 (REI)

Agent Comments

 3  1  3

Price: \$925,000

Method: Private Sale

Date: 17/10/2019

Property Type: House

Land Size: 575 sqm approx



10 Mutual Ct FOREST HILL 3131 (REI/VG)

Agent Comments

 4  2  4

Price: \$896,000

Method: Private Sale

Date: 13/08/2019

Rooms: 4

Property Type: House (Res)

Land Size: 670 sqm approx



107 Jolimont Rd VERMONT 3133 (REI/VG)

Agent Comments

 4  2  2

Price: \$880,000

Method: Private Sale

Date: 07/05/2019

Property Type: House

Land Size: 605 sqm approx