

## 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

5/34 Glebe Street, 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)

Range between \$650,000

&amp;

\$700,000

## Median sale price

Median price \$740,000

House

Unit

X

Suburb

Forest Hill

Period - From 01/10/2016

to

30/09/2017

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	3/61 Mount Pleasant Rd NUNAWADING 3131	\$725,000	29/07/2017
2	25/305 Canterbury Rd FOREST HILL 3131	\$700,000	19/09/2017
3	33/305 Canterbury Rd FOREST HILL 3131	\$680,000	27/05/2017

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.~~



2 1 1

**Rooms:**

**Property Type:** Unit

**Land Size:** 188 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$650,000 - \$700,000

**Median Unit Price**

Year ending September 2017: \$740,000

## Comparable Properties



**3/61 Mount Pleasant Rd NUNAWADING 3131 (REI)**

**Agent Comments**

2 1 1

**Price:** \$725,000

**Method:** Auction Sale

**Date:** 29/07/2017

**Rooms:** 3

**Property Type:** Unit



**25/305 Canterbury Rd FOREST HILL 3131 (REI)**

**Agent Comments**

2 2 1

**Price:** \$700,000

**Method:** Private Sale

**Date:** 19/09/2017

**Rooms:** 3

**Property Type:** Apartment



**33/305 Canterbury Rd FOREST HILL 3131 (REI)**

**Agent Comments**

2 1 1

**Price:** \$680,000

**Method:** Sold Before Auction

**Date:** 27/05/2017

**Rooms:** 4

**Property Type:** House (Res)