

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

7/18 Lernes Street, Forest Hill Vic 3131

Indicative selling price

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

Range between

\$520,000

&

\$570,000

Median sale price

Median price

\$750,000

House

Unit

X

Suburb

Forest Hill

Period - From

01/01/2017

to

31/12/2017

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	13/39 Mount Pleasant Rd NUNAWADING 3131	\$568,500	14/11/2017
2	2/41 Orient Av MITCHAM 3132	\$541,000	04/11/2017
3	2/366 Springvale Rd FOREST HILL 3131	\$525,000	12/02/2018

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: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$520,000 - \$570,000

Median Unit Price

Year ending December 2017: \$750,000

Comparable Properties



13/39 Mount Pleasant Rd NUNAWADING 3131 (REI/VG)

Agent Comments



Price: \$568,500

Method: Auction Sale

Date: 14/11/2017

Rooms: 3

Property Type: Unit



2/41 Orient Av MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$541,000

Method: Private Sale

Date: 04/11/2017

Rooms: 3

Property Type: Unit



2/366 Springvale Rd FOREST HILL 3131 (REI)

Agent Comments



Price: \$525,000

Method: Private Sale

Date: 12/02/2018

Rooms: 4

Property Type: Unit