

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

3 Morloc Street Forest Hill VIC 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$880,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$862,500

Property type

House

Suburb

Forest Hill

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

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 6 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

| | | |
|--|-------------|-----------|
| 5 Fletcher Street Forest Hill VIC 3131 | \$910,000 | 22-Jun-19 |
| 10 Mutual Court Forest Hill VIC 3131 | \$896,000 | 13-Aug-19 |
| 9 Fryer Court Forest Hill VIC 3131 | \$1,020,000 | 14-Sep-19 |

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 6 months.~~

This Statement of Information was prepared on: 16 September 2019

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5 Fletcher Street Forest Hill VIC 3131

2 1 2

Sold Price

\$910,000

Sold Date

22-Jun-19

Distance

0.4km



10 Mutual Court Forest Hill VIC 3131

3 1 4

Sold Price

\$896,000

Sold Date

13-Aug-19

Distance

0.77km



9 Fryer Court Forest Hill VIC 3131

3 2 1

Sold Price

\$1,020,000^{UN}

Sold Date

14-Sep-19

Distance

1.27km

RS = Recent sale

UN = Undisclosed Sale

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