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

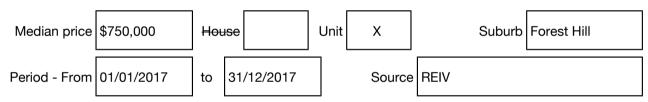
24 Heathcote Drive, Forest Hill Vic 3131

Indicative selling price

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

Range between	\$700,000	&	\$770,000

Median sale price



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	18 Enfield PI FOREST HILL 3131	\$762,000	11/11/2017
2	2/7 Bellevue Av BURWOOD EAST 3151	\$746,000	01/08/2017
3	11 Heathcote Dr FOREST HILL 3131	\$730,000	08/11/2017

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.

Account - Woodards | P: 03 9557 5500 | F: 03 9557 6133

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 247 sqm approx Agent Comments Indicative Selling Price \$700,000 - \$770,000 Median Unit Price Year ending December 2017: \$750,000

Comparable Properties

18 Enfield PI FOREST HILL 3131 (REI) 2 1 1 1 Price: \$762,000 Method: Auction Sale Date: 11/11/2017 Rooms: 3 Property Type: Unit	Agent Comments
2/7 Bellevue Av BURWOOD EAST 3151 (REI/VG) 2 1 2 2 Price: \$746,000 Method: Sold Before Auction Date: 01/08/2017 Rooms: - Property Type: Unit	Agent Comments
11 Heathcote Dr FOREST HILL 3131 (VG) 2 Price: \$730,000 Method: Sale Date: 08/11/2017 Rooms: - Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Dwelling	Agent Comments

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