

# 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

3/7 Morloc 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 \$900,000

&

\$990,000

### Median sale price

Median price \$871,000

Property Type Townhouse

Suburb Forest Hill

Period - From 10/10/2020

to

09/10/2021

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	7/33 Forest Rd FOREST HILL 3131	\$959,000	02/10/2021
2	15/12 Short St VERMONT 3133	\$940,000	28/09/2021
3	44 Madison Blvd MITCHAM 3132	\$926,000	07/07/2021

**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:

10/10/2021 12:23



 3    2    2

**Property Type:** Townhouse

**Land Size:** 215 sqm approx

Agent Comments

**Indicative Selling Price**

\$900,000 - \$990,000

**Median Townhouse Price**

10/10/2020 - 09/10/2021: \$871,000

## Comparable Properties



**7/33 Forest Rd FOREST HILL 3131 (REI)**

Agent Comments

 3    1    2

**Price:** \$959,000

**Method:** Auction Sale

**Date:** 02/10/2021

**Property Type:** Townhouse (Res)



**15/12 Short St VERMONT 3133 (REI)**

Agent Comments

 3    2    2

**Price:** \$940,000

**Method:** Private Sale

**Date:** 28/09/2021

**Property Type:** Townhouse (Single)

**Land Size:** 172 sqm approx



**44 Madison Blvd MITCHAM 3132 (REI)**

Agent Comments

 3    2    1

**Price:** \$926,000

**Method:** Sold Before Auction

**Date:** 07/07/2021

**Rooms:** 6

**Property Type:** Townhouse (Res)

**Land Size:** 197 sqm approx