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Rooms:
Property Type: House (Res)
Land Size: 591 sqm
 Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

Year ending March 2017: \$975,000

Comparable Properties



4 Horkings St BLACKBURN SOUTH 3130 (REI) Agent Comments

3 1 -

Price: \$1,230,000
Method: Auction Sale
Date: 04/02/2017
Rooms: 5
Property Type: House (Res)
Land Size: 694 sqm



54 Raleigh St FOREST HILL 3131 (REI)

Agent Comments

3 1 2

Price: \$1,035,500
Method: Auction Sale
Date: 11/02/2017
Rooms: 6
Property Type: House (Res)
Land Size: 600 sqm



258 Blackburn Rd BLACKBURN SOUTH 3130 (REI)

Agent Comments

3 2 2

Price: \$990,000
Method: Auction Sale
Date: 25/02/2017
Rooms: 7
Property Type: House (Res)
Land Size: 756 sqm

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

37 Raleigh Street, Forest Hill Vic 3131

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$975,000

House

X

Suburb

Forest Hill

Period - From 01/04/2016

to

31/03/2017

Source

REIV

Comparable property sales

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
4 Horkings St BLACKBURN SOUTH 3130	\$1,230,000	04/02/2017
54 Raleigh St FOREST HILL 3131	\$1,035,500	11/02/2017
258 Blackburn Rd BLACKBURN SOUTH 3130	\$990,000	25/02/2017