



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) → 3 → 1 → - Price: \$1,230,000 Method: Auction Sale Date: 04/02/2017 Rooms: 5 Property Type: House (Res) Land Size: 694 sqm	Agent Comments
54 Raleigh St FOREST HILL 3131 (REI) 3 1 2 Price: \$1,035,500 Method: Auction Sale Date: 11/02/2017 Rooms: 6 Property Type: House (Res) Land Size: 600 sqm	Agent Comments
258 Blackburn Rd BLACKBURN SOUTH 3130 (REI) Image: 1 3 Image: 2 Image: 2 Price: \$990,000 Method: Auction Sale Date: 25/02/2017 Booms: 7	Agent Comments

Rooms: 7 Property Type: House (Res) Land Size: 756 sqm

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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	37 Raleigh Street, Forest Hill Vic 3131
Including suburb and	
postcode	

Indicative selling price

Range betweer	\$950,000		&	\$1,045,000			
Median sale price							
Median price	\$975,000	House	х	Subu	rb Forest Hill		
Period - From	01/04/2016	to 31/03	3/2017	Source RE	IV		

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

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