

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

7 Latham Court, Forest Hill Vic 3131

Indicative selling price

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

Range between \$1,300,000

&

\$1,430,000

Median sale price

Median price \$1,237,000

Property Type House

Suburb Forest Hill

Period - From 01/04/2023

to

30/06/2023

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 | 318 Springfield Rd NUNAWADING 3131 | \$1,432,500 | 23/09/2023 |
| 2 | 7 Eugenia St NUNAWADING 3131 | \$1,431,000 | 23/09/2023 |
| 3 | 5 Peak Ct BLACKBURN 3130 | \$1,300,000 | 09/09/2023 |

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:

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7 Latham Court, Forest Hill

Additional information

Council Rates: \$2,072 inc. FSL (refer to S32)
Neighbourhood Residential Zone- Schedule 3
Land: 852m²
Built in 1960's
4 bedroom all with BIRs
Two living areas -family room with views to pool
Kitchen with quality s/s appliances - Belling 900m oven, convection oven and grill, 5 burner gas cooking, Fisher and Paykel dishwasher
2 modern bathrooms – renovated 8 yrs ago
Plantation shutters
Double glazed windows
Ducted heating
Split system in kitchen/meals
Wind-out awning entertaining
Landscaped gardens
Pool – chlorinated. Solar heated with electric pump
Garden shed
Terracotta tiles

Chattels

All fixed floor coverings and fixed light fittings as inspected

Rental Estimate

\$780-\$850 per week based on current market conditions

Close proximity to

Schools Mount Pleasant Road Primary School (zoned – 400m)
Blackburn Lake Primary School (2.2km)
Vermont Secondary College (zoned – 3.2km)
Nunawading Christian College (2.4km)

Shops Brentford Square Shopping Centre (1.0km)
Forest Hill Chase (1.8km)
Burwood One Shopping Centre (5.2km)
Eastland Shopping Centre (7.3km)

Parks Forest Hill Linear Reserve (600m)
Nunawading Aqualink (1.2km)
Blackburn Lake Sanctuary (2.0km)
Stephens Reserve and playground (2.1km)

Transport Nunawading Train Station (1.8km)
Bus 735 Box Hill to Nunawading
Bus 902 (SMARTbus)– Chelsea to Airport West

Terms

10% deposit, 30/60 days or other such terms the vendor has agreed to in writing



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Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

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