

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

5 Jean Street, Forest Hill Vic 3131

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

Range between \$870,000

&

\$957,000

Median sale price

Median price \$924,850

House

X

Unit

Suburb

Forest Hill

Period - From 01/01/2018

to

31/03/2018

Source REIV

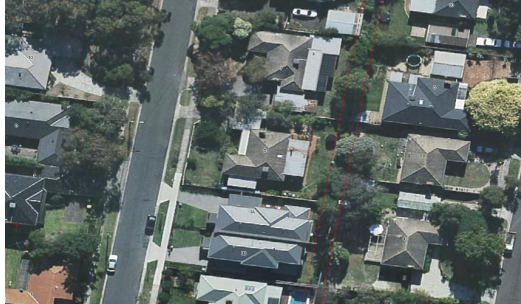
Comparable property sales (*Delete A or B below as applicable)

- 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	45 Faulkner St FOREST HILL 3131	\$940,000	21/04/2018
2	34 Faulkner St FOREST HILL 3131	\$916,000	21/04/2018
3	79 Husband Rd FOREST HILL 3131	\$880,000	03/02/2018

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.



3 1 2

Rooms:
Property Type: House
Land Size: 631 sqm approx
Agent Comments

Indicative Selling Price
\$870,000 - \$957,000
Median House Price
March quarter 2018: \$924,850

Comparable Properties



45 Faulkner St FOREST HILL 3131 (REI)

Agent Comments

3 1 2

Price: \$940,000
Method: Auction Sale
Date: 21/04/2018
Rooms: 4
Property Type: House (Res)
Land Size: 595 sqm approx



34 Faulkner St FOREST HILL 3131 (REI)

Agent Comments

3 1 1

Price: \$916,000
Method: Auction Sale
Date: 21/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 592 sqm approx



79 Husband Rd FOREST HILL 3131 (REI)

Agent Comments

3 1 3

Price: \$880,000
Method: Auction Sale
Date: 03/02/2018
Rooms: 4
Property Type: House (Res)
Land Size: 587 sqm approx