

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 Olympic Court, Forest Hill Vic 3131

Indicative selling price

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

Single price

\$815,000

Median sale price

Median price

\$957,500

Property Type

House

Suburb

Forest Hill

Period - From

01/10/2019

to

31/12/2019

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	23 Everglade Av FOREST HILL 3131	\$830,000	17/10/2019
2	315 Canterbury Rd FOREST HILL 3131	\$825,000	18/12/2019
3			

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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Property Type: House
Land Size: 586 sqm approx
Agent Comments

Indicative Selling Price

\$815,000

Median House Price

December quarter 2019: \$957,500

Comparable Properties



23 Everglade Av FOREST HILL 3131 (VG)

Agent Comments

 3  -  -

Price: \$830,000
Method: Sale
Date: 17/10/2019
Property Type: House (Res)
Land Size: 403 sqm approx



315 Canterbury Rd FOREST HILL 3131 (REI/VG)

Agent Comments

 2  1  1

Price: \$825,000
Method: Private Sale
Date: 18/12/2019
Property Type: House
Land Size: 669 sqm approx

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.