



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**44 Lee Ann Street,  
FOREST HILL 3131**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$980,000**

### Median sale price

Median **House** for **FOREST HILL** for period **Mar 2017 - Jun 2017**

Sourced from **RP Data**.

**\$970,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**26 Longbrae Avenue,** Price **\$981,000** Sold 27 May 2017  
FOREST HILL 3131

**6 Opal Street,** Price **\$1,000,000** Sold 08 July 2017  
FOREST HILL 3131

**40 Lee Ann Street,** Price **\$1,050,000** Sold 28 March 2017  
FOREST HILL 3131

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from RP Data.

House

 **3 beds**

 **1 baths**

 **1 parking**

### Contact agents

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