

## 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

316 Springvale Road, Forest Hill Vic 3131

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

Range between \$690,000

&amp;

\$759,000

**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	13 Bottle Bnd FOREST HILL 3131	\$752,000	18/12/2017
2	11 Alpine Ct VERMONT SOUTH 3133	\$735,000	24/03/2018
3	209 Springvale Rd NUNAWADING 3131	\$704,000	24/03/2018

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  
**Agent Comments**

**Indicative Selling Price**  
\$690,000 - \$759,000  
**Median House Price**  
March quarter 2018: \$924,850

## Comparable Properties

### 13 Bottle Bnd FOREST HILL 3131 (REI)

**Agent Comments**

- - -

**Price:** \$752,000  
**Method:** Private Sale  
**Date:** 18/12/2017  
**Rooms:** -  
**Property Type:** House



### 11 Alpine Ct VERMONT SOUTH 3133 (REI)

**Agent Comments**

2 1 2

**Price:** \$735,000  
**Method:** Auction Sale  
**Date:** 24/03/2018  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 300 sqm approx



### 209 Springvale Rd NUNAWADING 3131 (REI)

**Agent Comments**

3 1 2

**Price:** \$704,000  
**Method:** Auction Sale  
**Date:** 24/03/2018  
**Rooms:** 6  
**Property Type:** House (Res)