

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 34 Marong Terrace, Forest Hill Vic 3131

Indicative selling price

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

Range between \$700,000 & \$750,000

Median sale price

Median price \$775,000 Property type Unit Suburb Forest Hill

Period - From 01/07/2020 to 30/09/2020 Source REIV

Comparable property sales

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
19 Everglade Avenue, Forest Hill	\$735,000	19/08/2020
4/7 Wickham Avenue, Forest Hill	\$747,000	13/07/2020
2/10 Stringybark Close, Forest Hill	\$722,000	27/06/2020

This Statement of Information was prepared on: 24 September 2020