

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

76 Barter Crescent, Forest Hill Vic 3131

Indicative selling price

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

Range between \$900,000

&

\$930,000

Median sale price

Median price \$971,000

Property Type House

Suburb Forest Hill

Period - From 01/01/2020

to

31/03/2020

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	48 Newhaven Rd BURWOOD EAST 3151	\$925,000	27/06/2020
2	49 Barter Cr FOREST HILL 3131	\$920,000	27/03/2020
3	16 Husband Rd FOREST HILL 3131	\$890,000	03/02/2020

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:

14/07/2020 19:14



3 1 1

Property Type: House

Land Size: 590 sqm approx

Agent Comments

Comparable Properties



48 Newhaven Rd BURWOOD EAST 3151 (REI) Agent Comments

3 2 2

Price: \$925,000

Method: Auction Sale

Date: 27/06/2020

Property Type: House (Res)

Land Size: 611 sqm approx



49 Barter Cr FOREST HILL 3131 (REI/VG) Agent Comments

3 1 2

Price: \$920,000

Method: Sold Before Auction

Date: 27/03/2020

Property Type: House (Res)

Land Size: 615 sqm approx



16 Husband Rd FOREST HILL 3131 (REI) Agent Comments

4 1 3

Price: \$890,000

Method: Private Sale

Date: 03/02/2020

Rooms: 5

Property Type: House