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

1/2a Bessazile Avenue, Forest Hill Vic 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Range between	\$550,000	&	\$605,000				
Median sale price							
Median price	\$731,000 H	ouse Un	it X	Suburb Forest Hill			
Period - From	01/10/2017 to	31/12/2017	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.

Add	dress of comparable property	Price	Date of sale
1	28/457 Canterbury Rd VERMONT 3133	\$597,500	23/09/2017
2	28 Tilson Dr VERMONT 3133	\$597,500	23/09/2017
3	13/39 Mount Pleasant Rd NUNAWADING 3131	\$568,500	14/11/2017

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.

Account - Noel Jones | P: 03 98487888 | F: 03 98487472

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





Rooms: Property Type: Agent Comments Indicative Selling Price \$550,000 - \$605,000 Median Unit Price December quarter 2017: \$731,000

Comparable Properties

28/457 Canterbury Rd VERMONT 3133 (VG)



Price: \$597,500 Method: Sale Date: 23/09/2017 Rooms: -Property Type: Flat/Unit/Apartment (Res)

Agent Comments



28 Tilson Dr VERMONT 3133 (REI)

Agent Comments

Price: \$597,500 Method: Auction Sale Date: 23/09/2017 Rooms: 5 Property Type: Townhouse (Res)

2



13/39 Mount Pleasant Rd NUNAWADING 3131 Agent Comments (REI)



Price: \$568,500 Method: Auction Sale Date: 14/11/2017 Rooms: 3 Property Type: Unit

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