

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

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

House

Unit

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.

	Address 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.

1/2a Bessazile Avenue, Forest Hill Vic 3131



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)

Agent Comments



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



28 Tilson Dr VERMONT 3133 (REI)

Agent Comments



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



13/39 Mount Pleasant Rd NUNAWADING 3131 (REI)

Agent Comments



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