

Grant Lynch

03 9877 1277

0408 110 011

grantlynch@mcgrath.com.au

**Indicative Selling Price**

\$850,000 - \$935,000

**Median House Price**

Year ending June 2017: \$1,007,000



2    1    1

**Rooms:****Property Type:** House**Land Size:** 592 sqm approx**Agent Comments**

Enjoying a sunny north facing aspects, this classic solid brick residence is within the coveted Vermont High School zone. It's ideally set on a generous 592sqm parcel, a stroll from Brentford Square shops, Forest Hill Reserve, Aqualink Nunawading and buses.

As there are very limited two bedroom houses in the area we have utilised similar three bedroom houses for our comparable sales.

## Comparable Properties

**3 Lernes St FOREST HILL 3131 (REI)**

Agent Comments

3    1    1

**Price:** \$860,000**Method:** Auction Sale**Date:** 08/04/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 585 sqm approx**20 Mock St FOREST HILL 3131 (REI)**

Agent Comments

3    1    2

**Price:** \$938,000**Method:** Auction Sale**Date:** 15/07/2017**Rooms:** 6**Property Type:** House (Res)**Land Size:** 439 sqm approx**29 Forest Rd FOREST HILL 3131 (REI)**

Agent Comments

3    2    2

**Price:** \$955,000**Method:** Private Sale**Date:** 24/04/2017**Rooms:** 7**Property Type:** House (Res)**Land Size:** 543 sqm approx

## 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

18 Sherman Street, 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 \$850,000 & \$935,000

#### Median sale price

Median price \$1,007,000

House X

Suburb Forest Hill

Period - From 01/07/2016 to 30/06/2017

Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
3 Lernes St FOREST HILL 3131	\$860,000	08/04/2017
20 Mock St FOREST HILL 3131	\$938,000	15/07/2017
29 Forest Rd FOREST HILL 3131	\$955,000	24/04/2017