

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	84 Bindy Street, Forest Hill Vic 3131
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,105,000	Hou	ise X	Unit		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	38 Lee Ann St FOREST HILL 3131	\$1,120,000	14/11/2017
2	45 Barter Cr FOREST HILL 3131	\$1,050,000	25/11/2017
3	82 Bindy St FOREST HILL 3131	\$1,015,000	18/11/2017

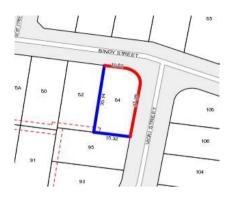
OR

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.









Property Type: House (Previously

Occupied - Detached) Land Size: 540 sqm approx

Agent Comments

Indicative Selling Price \$1,100,000 **Median House Price** December quarter 2017: \$1,105,000

Comparable Properties

38 Lee Ann St FOREST HILL 3131 (REI)





Price: \$1,120,000

Method: Sold Before Auction

Date: 14/11/2017

Rooms: -

Property Type: House (Res) Land Size: 643 sqm approx

Agent Comments



=3





Price: \$1,050,000 Method: Auction Sale Date: 25/11/2017

Rooms: -

Property Type: House (Res) Land Size: 615 sqm approx

Agent Comments









Price: \$1,015,000 Method: Auction Sale Date: 18/11/2017 Rooms: 8

Property Type: House (Res)

Agent Comments

Account - Roger Davis Wheelers Hill | P: 03 95605000





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