

# 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

10 Mill Avenue, 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 \$900,000

&

\$950,000

### Median sale price

Median price \$927,250

Property Type House

Suburb Forest Hill

Period - From 01/07/2019

to 30/09/2019

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	19 Will St FOREST HILL 3131	\$925,000	17/10/2019
2	3 Deauville St FOREST HILL 3131	\$905,000	19/10/2019
3	63 Husband Rd FOREST HILL 3131	\$879,000	26/10/2019

**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:

30/10/2019 11:51



3   2   2

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 586 sqm approx

Agent Comments

## Comparable Properties



**19 Will St FOREST HILL 3131 (REI)**

Agent Comments

3   1   3

**Price:** \$925,000

**Method:** Private Sale

**Date:** 17/10/2019

**Property Type:** House

**Land Size:** 575 sqm approx



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

Agent Comments

3   1   1

**Price:** \$905,000

**Method:** Auction Sale

**Date:** 19/10/2019

**Property Type:** House (Res)

**Land Size:** 631 sqm approx



**63 Husband Rd FOREST HILL 3131 (REI)**

Agent Comments

3   1   -

**Price:** \$879,000

**Method:** Auction Sale

**Date:** 26/10/2019

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 582 sqm approx