Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/17 Mock Street, Forest Hill Vic 3131

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$580,000		&		\$630,000			
Median sale p	rice							
Median price	\$822,500	Pro	operty Type	Unit			Suburb	Forest Hill
Period - From	01/10/2020	to	30/09/2021		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	2/39 Glebe St FOREST HILL 3131	\$623,000	03/07/2021
2	4/4 Leddy St FOREST HILL 3131	\$557,500	07/08/2021
3	1/45 Vanbrook St FOREST HILL 3131	\$520,000	07/07/2021

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:

19/10/2021 17:03



2/17 Mock Street, Forest Hill Vic 3131

McGrath



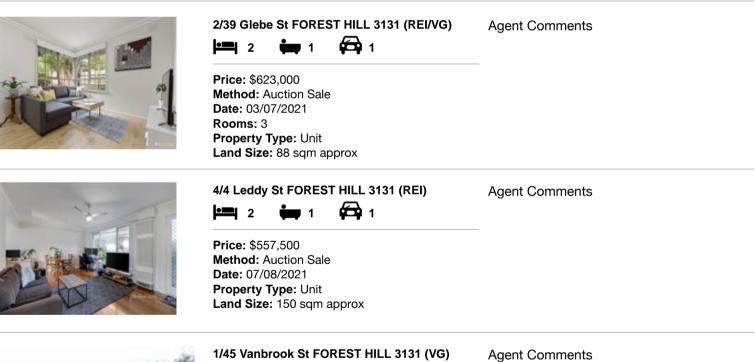


Rooms: 4 Property Type: Unit Agent Comments

James Moss 03 9877 1277 0418 333 676 jamesmoss@mcgrath.com.au

Indicative Selling Price \$580,000 - \$630,000 **Median Unit Price** Year ending September 2021: \$822,500

Comparable Properties





1/45 Vanbrook St FOREST HILL 3131 (VG)



Price: \$520,000 Method: Sale Date: 07/07/2021 Property Type: Flat/Unit/Apartment (Res)

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



propertydata

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