

# 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

2/17 Mock 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 \$580,000

&

\$630,000

### Median sale price

Median price \$822,500

Property Type Unit

Suburb Forest Hill

Period - From 01/10/2020

to 30/09/2021

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	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 1 1

**Rooms:** 4

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**2/39 Glebe St FOREST HILL 3131 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$623,000

**Method:** Auction Sale

**Date:** 03/07/2021

**Rooms:** 3

**Property Type:** Unit

**Land Size:** 88 sqm approx



**4/4 Leddy St FOREST HILL 3131 (REI)**

**Agent Comments**

2 1 1

**Price:** \$557,500

**Method:** Auction Sale

**Date:** 07/08/2021

**Property Type:** Unit

**Land Size:** 150 sqm approx



**1/45 Vanbrook St FOREST HILL 3131 (VG)**

**Agent Comments**

2 - -

**Price:** \$520,000

**Method:** Sale

**Date:** 07/07/2021

**Property Type:** Flat/Unit/Apartment (Res)