

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

4 Ripon Court, Forest Hill Vic 3131

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$1,007,000

House

X

Unit

Suburb Forest Hill

Period - From 01/07/2016

to

30/06/2017

Source REIV

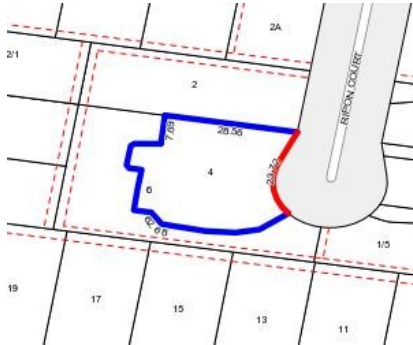
Comparable property sales (*Delete A or B below as applicable)

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.

	Address of comparable property	Price	Date of sale
1	45 Lasiandra Av FOREST HILL 3131	\$1,022,500	29/07/2017
2	50 Vicki St FOREST HILL 3131	\$1,010,000	07/08/2017
3	11 Gibson St MITCHAM 3132	\$950,000	22/04/2017

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.~~



Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
 \$950,000 - \$1,045,000
Median House Price
 Year ending June 2017: \$1,007,000

Comparable Properties



45 Lasiandra Av FOREST HILL 3131 (REI)

Agent Comments



Price: \$1,022,500
Method: Auction Sale
Date: 29/07/2017
Rooms: 7
Property Type: House (Res)
Land Size: 600 sqm approx



50 Vicki St FOREST HILL 3131 (REI)

Agent Comments



Price: \$1,010,000
Method: Private Sale
Date: 07/08/2017
Rooms: -
Property Type: House
Land Size: 597 sqm approx



11 Gibson St MITCHAM 3132 (REI)

Agent Comments



Price: \$950,000
Method: Auction Sale
Date: 22/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 614 sqm approx