

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

1C Morloc Street, Forest Hill Vic 3131

Indicative selling price

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

Range between \$750,000

&

\$800,000

Median sale price

Median price \$780,000

Property Type Unit

Suburb Forest Hill

Period - From 25/11/2020

to

24/11/2021

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.

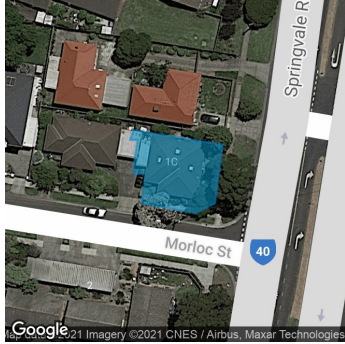
	Address of comparable property	Price	Date of sale
1	21 Sandon Cirt FOREST HILL 3131	\$800,000	18/06/2021
2	2/275 Springvale Rd NUNAWADING 3131	\$780,000	10/07/2021
3	53 Heathcote Dr FOREST HILL 3131	\$765,000	29/06/2021

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:

25/11/2021 15:36



 3  2  1

Property Type: Unit
Land Size: 298 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$800,000
Median Unit Price
25/11/2020 - 24/11/2021: \$780,000

Comparable Properties



21 Sandon Cirt FOREST HILL 3131 (VG)

Agent Comments

 3  -  -

Price: \$800,000
Method: Sale
Date: 18/06/2021
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Dwelling



2/275 Springvale Rd NUNAWADING 3131 (REI)

Agent Comments

 3  1  2

Price: \$780,000
Method: Auction Sale
Date: 10/07/2021
Property Type: Unit
Land Size: 244 sqm approx



53 Heathcote Dr FOREST HILL 3131 (REI/VG)

Agent Comments

 3  1  1

Price: \$765,000
Method: Private Sale
Date: 29/06/2021
Property Type: House
Land Size: 212 sqm approx