



## Statement of Information

Section 47AF of the Estate Agents Act 1980

### Property offered for sale 12 Enfield Place, FOREST HILL 3131

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$665,000 - \$73,000**

#### Median sale price

Median Unit for **FOREST HILL** for period **Oct 2018 - Sep 2019**

Sourced from **Core Logic**.

**\$580,000**

#### Comparable property sales

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 the most comparable to the property for sale.

<b>16 Enfield Place ,</b> Forest Hill 3131	<b>Price \$725,000</b> Sold 12 June 2019
<b>43 Heathcote Drive,</b> Forest Hill 3131	<b>Price \$750,000</b> Sold 27 July 2019
<b>2/34 Glen Valley Road ,</b> Forest Hill 3131	<b>Price \$780,000</b> Sold 24 August 2019

This Statement of Information was prepared on 8th Oct 2019

#### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Core Logic.

#### Grant's Estate Agents - Narre Warren

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#### Contact agents



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